



Port of Greater Cincinnati
DEVELOPMENT AUTHORITY

3 East Fourth Street, Suite 300
Cincinnati, Ohio 45202

513.621.3000

December 18, 2015

Mr. Matthew Didier
U.S. EPA Region 5
77 West Jackson Boulevard
Mail Code SE-7J
Chicago, IL, 60604-3507

Re: U.S. EPA Hazardous Substances Cleanup Grant – Hudepohl Brewery, 801 West Sixth Street, Cincinnati, Ohio, 45203

Dear Mr. Didier:

Enclosed please find an application for a \$200,000 U.S. EPA Brownfields Hazardous Substances Cleanup Grant for the former Hudepohl Brewery property located at 801 West Sixth Street, Cincinnati, Ohio.

Hudepohl Brewing Company began in 1880 in the industrial neighborhood of Queensgate, just east of downtown Cincinnati and west of Mill Creek. Its production of German ales and lagers spanned over 100 years, until the plant closed in 1987. From miles away, the iconic smokestack bearing the Hudepohl name can be seen along with the remnants of a building that has fallen into severe disrepair. The property recently made news after a trespasser fell into an elevator shaft and required rescue by City Fire and Emergency Management Services. The property poses significant concerns to the community and neighboring businesses, including the newly opened Shelterhouse, a non-profit homeless shelter organization located only 270 feet from the property.

To be sure, as part of its ongoing effort to identify and revitalize brownfields in the City's industrial corridors, the Port acquired the site and has completed assessments which identify significant hazards including structural asbestos, and other contaminants in soil and groundwater. The need for cleanup funding is dire. Until asbestos abatement funds can be obtained, the structure cannot be remediated. Only with U.S. EPA grant funds can we leverage other state and local funding sources to fill the gaps to establish a comprehensive approach to cleanup.

From an economic development potential, Hudepohl is located within the Southwestern Ohio Aerospace Region (SOAR), a designated "manufacturing community" by the Economic Development Administration (EDA) under the Investing in Manufacturing Communities Partnership (IMCP). As such, it represents a high priority to create jobs, restore lost tax revenues and achieve economic benefits by increasing the number of developable sites to meet the demand of growing and expanding industry.

Furthermore, receipt of U.S. EPA funding at the property will advance other local, state and federally funded transportation plans, including Plan Cincinnati. (<http://www.plancincinnati.org/learn/goals-and-strategies/connect>). These plans seek to create new opportunities for public transportation, including the neighborhood of Queensgate, which is currently only served by bus. Recent planning by Groundwork Cincinnati Trust – Mill Creek, a nationally recognized Groundwork Trust (funded in part by U.S. EPA) is nearing completion of a regional urban bike plan, "Cinci Connects," which endeavors to connect fragmented trails into a linked 44-mile trailway. The plan proposes a "Queensgate Connector," a new recreational greenway trail connecting the Mill Creek Greenway Trail with downtown Cincinnati. Preliminary

plans indicate this connector will border the Hudephol property. When complete, it will expand options for non-automotive travel and link a new bikeway with planned Red Bike rental stations. This has the potential to connect the distressed Queensgate neighborhood with incredible green corridors and provide greater access to parks, waterways, and nature within the built environment.

In alignment with U.S. EPA's livability goals, receipt of U.S. EPA funding will address contamination at the property, limit exposure pathways, employ a remediation strategy that is protective of human health and the environment, and improve access to greenspace, recreational property, transit, and other non-profit uses.

Grant applicant information:

- a. Applicant Identification: Port of Greater Cincinnati Development Authority, 3 East 4th Street, Suite 300, Cincinnati, Ohio 45202
- b. DUNS Number: 126736672
- c. Funding Requested:
Grant type: Cleanup
Federal Funds Requested: \$200,000, no cost-share waiver
Contamination: Hazardous Substance - \$200,000
- d. Location: Hamilton County, Cincinnati, Ohio
- e. Property Information: The former Hudephol Brewery, 801 West 6th Street, Cincinnati, OH 45203
- f. Contacts:

Project Director: Ms. Melissa S. Johnson Director of Industrial Development & Logistics 3 East Fourth Street, Suite 300 Cincinnati, Ohio 45202 Phone: (513) 632-3833 Fax: (513) 621-1080 Email: mjohnson@cincinnatiport.org	Chief Executive: Ms. Laura N. Brunner President & CEO 3 East Fourth Street, Suite 300 Cincinnati, Ohio 45202 Phone: (513) 621-3000 Fax: (513) 621-1080 Email: lbrunner@cincinnatiport.org
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- g. Date Submitted: December 18, 2015
- h. Project Period: Three years
- i. Population: General population: 297,150, Target area: Queensgate 1,205
- j. Other Factors: Attached

Sincerely,



Laura N. Brunner
President & CEO

Appendix 3 Cleanup Other Factors Checklist

Name of Applicant: Port of Greater Cincinnati Development Authority

Please identify (with an **X**) which, if any of the below items apply to your community or your project as described in your proposal. To be considered for an Other Factor, you must include the page number where each applicable factor is discussed in your proposal. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal or in any other attachments, it will not be considered during the selection process.

Other Factor		Page #
<i>None of the Other Factors are applicable.</i>		
Community population is 10,000 or less.		
Applicant is, or will assist, a federally recognized Indian tribe or United States territory.		
Targeted brownfield sites are impacted by mine-scarred land.		
Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributors of funding in the proposal and have included documentation.	x	Page 8, Attachment C
Recent (2008 or later) significant economic disruption has occurred within community, resulting in a significant percentage loss of community jobs and tax base.	x	Pages 4 and 5
Applicant is one of the 24 recipients, or a core partner/implementation strategy party, of a “manufacturing community” designation provided by the Economic Development Administration (EDA) under the Investing in Manufacturing Communities Partnership (IMCP). To be considered, applicants must clearly demonstrate in the proposal the nexus between their IMCP designation and the Brownfield activities. Additionally, applicants must attach documentation which demonstrate either designation as one of the 24 recipients, or relevant pages from a recipient’s IMCP proposal which lists/describes the core partners and implementation strategy parties.	x	Pages 5, 13, 14, and Attachment E
Applicant is a recipient or a core partner of HUD-DOT-EPA Partnership for Sustainable Communities (PSC) grant funding or technical assistance that is directly tied to the proposed Brownfields project, and can demonstrate that funding from a PSC grant/technical assistance has or will benefit the project area. Examples of PSC grant/technical assistance include a HUD Regional Planning or Challenge grant, DOT Transportation Investment Generating Economic Recovery (TIGER), or EPA Smart Growth Implementation or Building Blocks Assistance, etc. To be considered, applicant must attach documentation.		
Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant.		

1. Community Need

a. Targeted Community and Brownfields

Targeted Community Description – Located at the confluence of the Mill Creek and Ohio River, the neighborhood of Queensgate is located just west of downtown Cincinnati, in Hamilton County, Ohio. The Mill Creek was used by early settlers and industry as a trade route to the Ohio and Mississippi Rivers; ultimately establishing the city of Cincinnati. Since the early 1800s, Queensgate has been the most industrially-concentrated area in the City of Cincinnati and Hamilton County. Influenced by river, rail and interstate, trade in this corridor consisted of heavy manufacturing, slaughterhouses, tanners, steel fabricating, metal plating industries and distilleries among other uses. Its rich history produced some of the greatest industrial titans and products in America and world, including Procter & Gamble (1879 - Ivory soap), Crosley Corporation (1920 - largest radio manufacturer in the world), Andrew Jergens Company (KAO Brands) (1898 - personal beauty care products), William Powell Company (1846 - industrial valves), and Lodge & Shipley Tools and Lathes (1892). This corridor defined transportation access and egress for people, goods and services. In recent decades, infrastructure and real estate assets in Queensgate have experienced accelerated decline, including the loss of approximately 1,300 jobs. At its peak, Queensgate had a population of 42,000 (1960) which has declined today to only 1,277 (2010 Census). Today, Queensgate is an area of 320-acres of fragmented parcels, aged buildings, and contaminated sites. According to recent Hamilton County Land Reutilization Corporation (HCLRC) data, there are more than 1,200 tax delinquent parcels surrounding Queensgate. Many of these parcels are brownfield sites that will need assessment, remediation, and demolition, including the former Hudepohl Brewery. This site poses a continued significant, direct health threat due to its proximity to the Mill Creek watershed, Ohio River, and impoverished residents, as shown below.

Demographic Information

Table 1. Demographic Information					
	Queensgate (Census Tract 263)	City of Cincinnati	Hamilton County, OH	Ohio Statewide	National
Population	1,205	297,150	802,481	11,549,590	311,536,594
Percent Unemployed	32.2%	13.0%	9.8%	10.0%	9.7%
Poverty Rate	65.2%	30.4%	18.0%	15.8%	15.4%
Percent Minority	29.5%	49.2%	30.8%	17.1%	26.0%
Median Household Income	\$14,286	\$34,116	\$48,593	\$48,308	\$53,046
Per capita income	\$8,354	\$24,779	\$29,681	\$26,046	\$28,155
Percent Hispanic	4.9%	3.1%	2.6%	3.2%	16.6%
Single Female Householder	33.2%	19.2%	15.2%	12.9%	13.0%
Percent Children (<18)	25.2%	22.2%	23.5%	23.3%	23.7%
Note: Data is from the 2009-2013 American Community Survey 5-Year Estimates at: http://factfinder2.census.gov .					

Description of Brownfields – The former Hudepohl Brewery is comprised of four remaining brick structures on 1.611 acres. It has been used for manufacturing purposes since 1890 (primarily brewing beer), and was in operation as a brewery until its closure in 1987. Hudepohl's history is rich in the Cincinnati region with its iconic smokestack visible for miles, but it is also known worldwide. Many veterans remember the famous green cans containing Hudepohl's German ales and lagers that were dropped by parachute to U.S. Troops stationed in the Pacific during World War II. Curious bloggers and history seekers are fascinated with its ruins, as evidenced on the following websites: http://queencitydiscovery.blogspot.com/2009/01/ruins-of-hudepohl-brewing-company_6427.html and also <http://abandonedonline.net/locations/industry/hudepohl-brewing-company/>. However, the site poses a significant threat to human health and the environment based on a lack of structural integrity from various fires, failure of walls, flooring and roofing and has become a dangerous place for

trespassers. In September 2015, a trespasser fell into an elevator shaft and required rescue by City Fire and EMS Department services. Prior Phase I and II activities have confirmed a release of arsenic, lead, polycyclic aromatic hydrocarbon (PAH), and total petroleum hydrocarbon (TPH)-related contamination in soils at the property. Asbestos containing materials (ACM) and lead-based paint were identified in multiple locations at the subject property including in remaining structures and backfill under foundations of former structures. Trichloroethylene (TCE) was detected in groundwater above potable use standards and presents a risk via the indoor air pathway. Additionally, approximately 4,200 square feet of flooring and roughly the same amount of roofing material was found to be contaminated with PCBs. If awarded, funds will be used to abate asbestos in the remaining four (4) multi-story structures located at the site – including the two former boiler houses. In addition to Hudepohl, several other brownfields line the industrial corridor. Past land uses and site activities, potential environmental contaminants, and current conditions of these sites are addressed in Table 2 below.

Table 2. Potential Contaminants and Health Effects of the Property and Nearby Brownfield Sites				
Brownfield Site/Location	Past Land Uses and Site Activities/ Current Conditions	Potential Contaminants	Potential Exposure Pathways/ Health Effects	Proximity to Potential Receptors
Former Hudepohl Brewery - Queensgate	Former manufacturer and brewery/currently vacant	Asbestos and lead paint in buildings, polychlorinated biphenyls (PCBs), TCE and universal waste	Direct contact, vapor and airborne particulate inhalation/ Neurological toxicity, hematotoxicity, anemia, leukopenia, leukemia and other cancers,	<0.5 miles from Ohio River, <1 mile from 6 schools, 2 daycares, 1 hospital, 3 healthcare facilities, and 3 parks
Former Queensgate Jail- Queensgate	Former warehouse. Jail from 1992 to 2009/ currently vacant	Asbestos and lead paint in building, volatile organic compounds (VOCs), petroleum, metals		
Lunkenheimer Valves – 1500 Waverly Avenue - Lick Run – South Fairmount	Former steam valves manufacturer/currently vacant	Chlorinated solvents, petroleum, oils, chromium (plating), metals		Adjacent to a church, daycare, and Roosevelt Elementary School 600 feet from Mill Creek, <0.5 mile from South Fairmount Playground and Millvale Health Clinic

Contaminants from historic, former industrial processes have significant, negative health impacts on Queensgate neighborhood, surrounding communities, and sensitive populations. Suspected contaminants from brownfield sites are carcinogens known to cause respiratory disease, neurological damage, kidney damage, reproductive system damage, and birth defects. A February 2011 Ohio Cancer Incidence Surveillance System's (OCISS) report on age-adjusted incidence rates of various types of cancer (*Ohio Department of Health*) concludes that residents of Hamilton County have an increased risk for multiple types of cancer as compared to the State of Ohio. Specifically, Hamilton County residents are at greater risk of liver (31.1%), stomach (6.6%), prostate (5.9%), larynx (2.2%), and breast (1.8%) cancers. (<http://www.healthy.ohio.gov>) Although there are many contributing factors, it could be argued that the higher incidence of these cancers may be attributed to historical industrial operations, presence of brownfields, and associated pollution. According to Scorecard.org (2002), additional evidence of impacts on Hamilton County residents includes:

- Hamilton County is among the dirtiest 10% of all U.S. counties for air emissions and increased cancer risks from hazardous air pollutants.
- Hamilton County is among the top 10% of the US and has the 2nd highest "high hazard indicator" in Ohio for the number of housing units (15,000) with a high risk of lead hazards.

- Hamilton County is the 9th highest county in Ohio for pounds of toxic chemicals released to the environment. It was also ranked as the dirtiest 10% of all U.S. counties for total environmental releases.

The migration of potential contaminants to surface and groundwater from Hudepohl and other brownfield sites in Queensgate pose a serious threat to human health, the Mill Creek watershed, and the Ohio River.

Cumulative Environmental Issues – The former Hudepohl Brewery is located within the Ohio River watershed and is in close proximity to the Mill Creek. The Ohio River leads the nation for industrial pollution and is also the drinking water for more than three million people including residents of Cincinnati and the region. An Ohio River Valley Water Sanitation Commission (ORSANCO) report published in February 2015 provided an analysis of the pollution discharges found in the U.S. Environmental Protection Agency's Toxics Release Inventory, a national database that tracks pollution to the air, land and water. It showed the Ohio River topped the nation's waterways for pollution discharges from industry at 24,180,821 pounds in 2013; the most current year available. This amount is more than double what industries pour into the Mississippi River, which ranked second. The report also found that the Ohio River has led American waterways in industrial pollution since 2001. Mercury discharges into the Ohio River are also increasing, up more than 500 percent, from 61 pounds in 2007 to 380 pounds in 2013 (*USA Today*.) The Mill Creek, located to the west of Hudepohl, runs directly through the Queensgate neighborhood and has been noted as one of the most severely polluted and physically degraded streams in the U.S. The Mill Creek was deemed "the most endangered urban river in North America" in 1997 by the national river conservation group, American Rivers, because of its multiple stressors and sources of pollution. In a comprehensive chemical and biological survey of Mill Creek conducted by the Ohio Environmental Protection Agency (Ohio EPA) in 1992, levels of bacteria and viruses from raw sewage exceeded acceptable federal and state water pollution standards at virtually every sampling site. There were elevated levels of lead and other heavy metals, organic compounds, pesticides and ammonia. Sediment samples taken at a number of sites indicated elevated levels of a variety of metals including lead, zinc, copper, cadmium, and chromium. Fish and benthic macro-invertebrates were adversely impacted by multiple stressors, including contaminated sediments, channelization of the stream, loss of stream and riparian habitat, combined sewer overflows and other pollutants, and a widely-ranging flow regime. The Ohio EPA recommended there be no public contact with the stream. Despite the regulatory warnings and the public perception of the Mill Creek's mainstream as an open sewer, many people, especially children continue use the Creek recreationally.

b. Impacts on Targeted Community

According to the 2009-2013 American Community Survey, the targeted community of Queensgate contains significantly greater percentages of children, single female householders, and Hispanic minority populations as compared to the City and County overall. The former Hudepohl Brewery is located in close proximity to residences, schools, day care facilities, and/or parks and are negatively impacting sensitive populations by potentially exposing them to numerous contaminants via direct contact, particulate ingestion, airborne particulates inhalation, and vapor intrusion pathways. Infant mortality rates in Queensgate are shockingly high – with rates at 20.1 deaths per 1,000 born (*Cincinnati Health Department, 2012*); nearly three times the national rate (*CityBeat, 2012*). Additionally, breast cancer incident rates for Hamilton County (66.9) are higher than the rate for the State of Ohio (65.7) (*Ohio Cancer Incidence Surveillance System, Ohio Department of Health, 2010*). The number of cancer deaths as cited by the Ohio Department of Health (ODH) shows a rate of 193.3 (cases per 100,000 population per year) higher than the national rate of 183.8 (*Chronic Disease and Behavioral Epidemiology Section and the Vital Statistics Program, ODH, 2010*).

Compounding the effect of environmental pollutants, are additional health concerns that are more prevalent in poor and minority communities. According to a 2009 National Health Interview Survey, obesity among lower income adults (30.7% for household income below \$35,000) is higher than that of upper income adults (26.6%),

demonstrating health disparities (*Vital and Health Statistics, Series 10, Number 249, December 2010*). Health concerns for these sensitive populations are often intensified by poor nutrition and lack of access to adequate healthcare. In Hamilton County, 32.4 % of adults are overweight, while 24.5 % of adults are obese (*Healthy County Community Profile, Hamilton County, ODH, 2008*). Being overweight or obese is associated with a higher risk for several chronic diseases, including type 2 diabetes, heart disease, stroke, osteoarthritis and cancers of the breast, colon, endometrium and kidney (*James WPT, Jackson-Leach R, Mhurcha CN, et al, 2004*). In Queensgate, more than 50% of households have an income of less than \$10,000; and 83.5% of families with a single female householder are living below the poverty level (ACS 2009-2013).

Not only will sensitive populations in Queensgate directly benefit from cleanup of the former Hudepohl Brewery, but ongoing cleanup of the overall industrial corridor will help minority communities address environmental justice issues. According to Scorecard.org, the distribution of environmental burdens in Hamilton County is skewed toward minority races, with the ratio for added cancer risks from hazardous air pollutants at 1.19:1 (minorities: whites) and facilities emitting criteria air pollutants at 2.97:1. The proposed cleanup work will greatly improve the public health of the surrounding, disadvantaged area.

Property conditions at the former Hudepohl Brewery continue to deteriorate with noted fire code violations, no utilities, boarded windows, and missing exterior walls. The property has remained primarily vacant since its closure, only being used for limited, miscellaneous storage. Phase I & II environmental site assessments have been completed and confirm that the site is highly compromised and poses a significant threat to human health and the environment. Soil samples revealed arsenic, lead, polycyclic aromatic hydrocarbon (PAH), and total petroleum hydrocarbon (TPH)-related contamination at the property with risk values in excess of goals. Asbestos was also detected in debris which was used to fill in cellars under the previously demolished buildings. The area impacted by comingled demolished debris is estimated at 30 feet deep over ¾ acres. TCE was detected in groundwater above potable use standards. TCE in groundwater has the potential to volatilize and present additional risk via the indoor air pathway. The risk from TCE in groundwater was not quantified. Approximately 4,200 square feet of flooring and roughly the same amount of roofing material was found to be contaminated with PCBs. ACMs and lead based paint were also identified in multiple locations at the property.

c. Financial Need

i. Economic Conditions – The Port Authority receives annual operating funds from the City of Cincinnati and Hamilton County. Additionally the City of Cincinnati provides the Port Authority with supplemental funds dedicated for pre-approved capital projects in focus, priority neighborhoods. The Port Authority receives limited revenues from bond proceeds and fee income from past and ongoing projects. While some capital money has been earmarked for projects in Queensgate, these monies have been exhausted with the acquisition of the former Hudepohl Brewery, due diligence work, site security, and structural evaluations.

The Queensgate neighborhood has experienced extensive economic decline with recent plant closures resulting in the loss of 380 jobs. The City of Cincinnati is acutely impacted by job losses and deteriorating real estate revenue. In FY2014, the City of Cincinnati faced a \$35 million deficit. This was compounded by State-directed tax changes which included a 50% reduction in the Local Government Fund, elimination of tangible personal property tax, and elimination of the Estate Tax; which reduced the City's revenue by \$28 million in 2014 (*City of Cincinnati FY 2014-2015 All Funds Budget*). Compounding the situation, the Children's Defense Fund recently ranked Cincinnati second in the nation for child poverty, behind Detroit, with 53% of children living in poverty (*New York Times, Dec. 2013*). According to local demographics, 97% of children in the Queensgate neighborhood receive subsidized school lunches. Additionally, the City of Cincinnati is designated a Priority Investment Area (PIA) by the State of Ohio for having met Inner City Distress criteria. The Queensgate neighborhood also qualifies as "Distressed" by the Community Development Financial Institute (CDFI) Fund.

ii. Economic Effects of Brownfields – According to the 2009-2013 American Community Survey (ACS,) over 144,447 individuals (18.0%) and over 26,145 families (13.4%) were living below the poverty level within Hamilton County. These rates have increased almost 10% since the 2000 Census. The 2013 median household income was \$48,593 (2009-2013 ACS 5-Year Estimates) while 16.5% of households earned less than \$15,000. According to the U.S. Bureau of Labor Statistics, the 2014 unemployment rate for Queensgate was over 30%. Poverty and income levels in the City of Cincinnati and Queensgate are even more distressed, as compared to the County and the State, as shown in Table 1 (Section V.B.1.a). More than 30% of the population in Cincinnati currently lives below the poverty level, while over 65% of the population in Queensgate lives below the poverty threshold. These current economic conditions have resulted in lower incomes, extreme poverty, job losses, reduced tax revenues and strained municipal budgets. These economic conditions drain resources and present chronic need to focus limited resources only on essential municipal services. This deterioration further complicates efforts to attract the industries of aerospace, advanced manufacturing, and polymers that offer sustainable, family wages. Additionally, educational attainment is a challenge for Queensgate. The nearby Oyler School struggles with very low graduation rates, over 90% of its students on subsidized lunch, over 100 children are homeless, and 190 have disabilities. The students at this Pre-Kindergarten to 12th grade school come from families experiencing substance abuse and chronic unemployment. Combined, all of these factors contribute to significant economic disruption and job loss. According to the Bureau of Labor Statistics, in the period between 2007 and 2014, the City of Cincinnati fluctuated by 20,536 jobs; accounting for over 60% of the job loss in Hamilton County.

2. Project Description and Feasibility of Success

a. Project Description

i. Existing Conditions – The former Hudepohl Brewery was used for manufacturing purposes for over 100 years, primarily brewing beer from 1860 until its closure in 1987. The property has remained largely vacant since its closure, only being used for limited, miscellaneous storage. Property conditions have continued to deteriorate with noted fire code violations, no utilities, boarded windows, missing exterior walls, and continual appeal to trespassers. Recognized environmental concerns at the site include ACMs, PCBs, TCE, and universal waste. The property is also impacted by ACM co-mingled demolition debris. The debris is estimated to cover $\frac{3}{4}$ of an acre at nearly 30' deep. The property originally contained nine (9) brewery buildings and a covered shipping yard on 1.611 acres. Four, highly compromised, buildings are still present at the property. The buildings, built between approximately 1859 and 1961, are two to four stories with basements and cellars. Each building is constructed of concrete, steel, and brick. Two former boiler houses and a large smoke stack remain onsite; remnants of the historic power generation. In February 2014, a fire occurred in one of the vacant buildings. The blaze was contained with no injuries, but many hazards remain in the building due to previous fire damage and scrapping operations. Despite efforts to secure the property, trespassing continues to be a chronic issue.

In an area limited by inefficient transportation, fragmented parcels, aged buildings, and contaminated sites, the Port Authority is focused on catalytic investment and reuse planning that will modernize and reposition Queensgate. The former Hudepohl Brewery is the first strategic acquisition for larger parcel assembly. With access to two Class I railroads and I-75, Queensgate and the former Hudepohl Brewery are located within the Southwestern Ohio Aerospace Region (SOAR), a designated "manufacturing community" by the Economic Development Administration (EDA) under the Investing in Manufacturing Communities Partnership (IMCP). As such, it represents a high priority area to create jobs, restore lost tax revenues and achieve economic benefits by increasing the number of developable sites to meet the demand of growing and expanding industry.

Redeveloping this site and neighborhood will significantly increase the region's competitive advantage to attract targeted industries including additive manufacturing, aerospace, and polymers. The Hudepohl property, once

remediated and demolished, will be repurposed for industrial and/or commercial development. The redevelopment of Queensgate is governed by the City of Cincinnati's *Growth and Opportunities (GO) Cincinnati Study* (adopted 2009). This economic development strategy guides the Port Authority's commitment to modernize this corridor for 1) new job creation and income tax generation, 2) increased utility consumption, 3) sustaining family wages for new development, 4) sustainability practices on new development, and 5) enhanced efficient, green freight transportation alternatives.

Furthermore, receipt of U.S. EPA funding at the property will advance other local, state and federally funded transportation plans, including *Plan Cincinnati*. (<http://www.plancincinnati.org/learn/goals-and-strategies/connect>). These plans seek to create new opportunities for public transportation in the neighborhood of Queensgate, which is currently only served by bus. Recent planning by Groundwork Cincinnati Trust – Mill Creek, a nationally recognized Groundwork Trust (funded in part by U.S. EPA), is nearing completion of a regional urban bike plan, *Cinci Connects*. This plan endeavors to connect fragmented bikeways into a linked 44-mile trail. The plan proposes a "Queensgate Connector," a new recreational greenway trail connecting the Mill Creek Greenway Trail with downtown Cincinnati. Preliminary plans indicate this connector will border the former Hudepohl property. When complete, it will expand options for non-automotive travel and link a new bikeway with planned Red Bike rental stations. This has the potential to connect the distressed Queensgate neighborhood with incredible green corridors and provide greater access to parks, waterways, and nature within the built environment.

In alignment with U.S. EPA's livability goals, receipt of U.S. EPA funding will directly address contamination at Hudepohl, limit exposure pathways, employ a remediation strategy that is protective of human health and the environment, and improve access to greenspace, recreational property, transit, and other non-profit uses. If awarded, the Port Authority will use U.S. EPA funding to remediate asbestos in the former Hudepohl Brewery, advancing environmental protection to exposed populations in the Queensgate, the Mill Creek watershed and its tributary, Lick Run.

Redevelopment of the former Hudepohl Brewery is also included in the City of Cincinnati's 2012 comprehensive plan, *Plan Cincinnati*, which identified the need for maximizing reinvestment in existing industrial areas. Queensgate was identified as a key location for industrial development and growth. Grant funds will support commercial/industrial redevelopment at this site, encourage reuse of infrastructure, create local jobs, and encourage amenities without infringing on greenspace.

ii. Proposed Cleanup Plan – The Port Authority evaluated three options to effectively address the recognized environmental conditions the site. The first option considered no remedial action at the property, leaving it in its current state of disrepair. The second option included limited engagement with an asbestos abatement contractor to secure loose asbestos within the buildings in order to manage releases from the site. This contemplated containerizing or properly disposing of loose asbestos, sealing of doors and windows with plastic or temporary walls, and similar measures. Areas with loose, friable asbestos remaining would not be open to the outdoors and would have appropriate warning signs posted at entry points. The third and preferred option is full removal of ACMs within the buildings at the property. This cleanup plan includes engaging with an asbestos abatement contractor to fully abate all identified ACM in the structures. The asbestos contractor will follow proper protocol and remove all of the asbestos from within the buildings, allowing for demolition of the structures. Additionally, an Ohio-licensed environmental professional will be on site to ensure all cleanup activities meet the approved cleanup plan and consider public health issues, such as odors, fugitive dust, traffic control and erosion control. This cleanup plan was selected due its permanence and the ability to eventually demolish all buildings in anticipation of redevelopment.

After being awarded U.S. EPA cleanup funds, the Port Authority will prepare a Work Plan with community support Authority and approval from the U.S. EPA, marking the official start of the project. The Port Authority will issue a Request for Qualifications to engage with a qualified environmental professional. A Quality Assurance Project Plan (QAPP) will be developed to govern the implementation of the cleanup in compliance with appropriate state and Federal regulatory protocols; ensuring the community is protected from contaminants during any invasive cleanup work. The Port Authority will engage the community and adjacent property owners throughout the cleanup process. Project management will include following all procurement activities outlined in the Code of Federal Regulations 40 CFR 31.36. The Port Authority has developed policies for ensuring competitive bidding and timeliness and will approve any agreement in a public forum before contract documents are signed. The Project Manager from the Port Authority will be responsible for the day-to-day grant operations including: distributing information about the project to the community, submitting all required reports to the EPA, procuring all contractual services, and tracking project progress toward redevelopment.

b. Task Descriptions and Budget Table

Task Descriptions – The Port Authority is requesting a grant in the amount of \$200,000 and is not requesting a waiver for the \$40,000 cost match. All budget tasks under the contractual category will be performed by a qualified environmental consultant in accordance with the Ohio EPA and U.S. EPA guidelines. The anticipated remediation costs are \$240,000 for remediation (this grant). The budgets for the first phase of remediation, anticipated to be funded by this grant, are as follows:

Task 1: Development of Analysis of Brownfield Cleanup Alternatives (ABCA), HASP, and QAPP - \$10,000

The Port Authority will update the ABCA (\$2500), to be completed by a qualified environmental professional in accordance with applicable Ohio EPA and U.S. EPA requirements. Remedial cost estimates will be updated and asbestos abatement contractor selection activities will also be performed under this task. Contractor selection will be done in accordance with the Port Authority's Economic Inclusion Policy. QAPP and project-specific Health and Safety Plan (HASP) will also be included as part of this task (\$7500).

Task 2: Above-Ground Remediation - \$185,000 (U.S. EPA) and \$40,000 (cost share) or \$225,000

Above-ground remediation task will consist only of structural asbestos abatement. It is estimated that complete asbestos abatement will cost \$650,000. In the 2010 Asbestos Survey conducted by ATC Environmental, a total of 178 bulk samples were collected during this inspection. Bulk samples were collected from a total of 91 different homogeneous areas. Of the 131 samples analyzed, 54 samples representing 15 types of ACM were found to contain greater than 1% asbestos. The ACM types identified were pipe insulation, boiler insulations, duct insulation, boiler breeching insulation, boiler gasket, block boiler insulation, plaster, window glazing, transite, fire door insulation, rope gasket, tank insulation, stored asbestos materials, floor tile, and floor tile mastic.

The breakdown of remedial costs, to be paid for by this grant, is as follows: Project Management/Mobilization/De-mobilization – \$5,000; Asbestos Abatement – \$175,000; Analytical Laboratory – \$5,000. The \$40,000 cost share will be provided to cover expenses associated with above-ground remediation.

Task 3: Remediation Monitoring and Remedial Action Completion Report - \$4,000

The qualified professional will prepare one (1) closure report in accordance with Ohio EPA and ODH requirements. The report will include a detailed summary of the remedial tasks performed and will present the required data to support the cleanup.

Task 4: Community Outreach, Programmatic Expenses & Travel - \$1000

A report of this budget will be used to hold two (2) public meetings at various stages in the project. This task also includes funds for programmatic activities including: set up and provision of notice for public meetings; presentations to explain the cleanup to neighborhood representatives and other affected parties; preparation of brochures and other electronic and printed program materials; and travel to brownfield-related meetings with Ohio EPA and U.S. EPA, as appropriate. The Port Authority understands that there are additional costs associated with implementing a grant and will commit to providing the costs for staff time to administer the grant, conduct selection activities for the procurement of a qualified environmental consultant, oversee consultants and contractors, and participation in public involvement meetings and meetings with Ohio EPA and U.S. EPA staff.

Port of Greater Cincinnati Development Authority FY 2016 U.S. EPA Brownfields Cleanup Grant for the
Former Hudepohl Brewery – V.B. Ranking Criteria for Cleanup Grants

Budget Table

Budget Categories	Project Tasks				
(programmatic costs only)	Development of Analysis of Brownfield Cleanup Alternatives (ABCA) and QAPP	Above-Ground Remediation	Remediation Monitoring and Remedial Action Completion Report	Community Outreach, Programmatic Expenses & Travel	Total
Personnel	\$0	\$0	\$0	\$0	\$0
Fringe Benefits	\$0	\$0	\$0	\$0	\$0
Travel	\$0	\$0	\$0	\$0	\$0
Equipment	\$0	\$0	\$0	\$0	\$0
Supplies	\$0	\$0	\$0	\$0	\$0
Contractual	\$10,000	\$185,000	\$4,000	\$1,000	\$200,000
Other (specify)	\$0	\$0	\$0	\$0	\$0
Total Federal Funding	\$10,000	\$185,000	\$4,000	\$1,000	\$200,000
Cost Share	\$0	\$40,000	\$0	\$0	\$40,000
TOTAL BUDGET	\$10,000	\$225,000	\$4,000	\$1,000	\$240,000

c. Ability to Leverage

The Port Authority is leveraging current funds and has opportunities for future leveraged funds from both public and private sources. If awarded, this grant will supplement the estimated \$4.0 million required to fully remediate and demolish the site. Prior to acquisition by the Port Authority, a Continuing Obligations Plan was completed to address and control identified areas of concern. Under Continuing Obligations, the Port Authority has invested approximately \$71,700 to minimize any continuing releases. These actions include downwind and perimeter air monitoring, securing and containing all loose asbestos in the buildings, evaluation of storm water conditions, and sampling of groundwater wells. To date, the Port Authority has spent approximately \$502,500 on the site.

The total estimate for asbestos abatement is approximately \$650,000. This U.S. EPA grant will be instrumental in securing other remedial dollars. Potential leveraged funding includes proceeds from Port Authority financing projects (subject to board approval) and the JobsOhio Site Revitalization Loan & Grant Fund. The Port Authority has identified project revenues to secure the required \$40,000 match. The remaining \$410,000 may be supplied through a grant from the JobsOhio program. Discussions with JobsOhio and economic development partner REDI Cincinnati have been ongoing and are contingent upon leveraging other dollars. The Port Authority has also included an in-kind match for various programmatic implementation activities valued at \$58,500. Letters of required match and in-kind commitment are included in Attachment C.

Other State and Federal resources are also available by application to fund remediation. The Port Authority will seek assistance from these sources for follow-on project needs following the expenditure of grant funds:

- JobsOhio Revitalization Fund Program – \$500,000 grants for asbestos-only cleanup projects and up to \$5 million in loans for remediation activities at eligible sites with a committed redeveloper.
- Jobs Ohio Redevelopment Pilot Program – \$1,000,000 for loans and grants for cleanup.
- OEPA Brownfield Revolving Loan Fund (RLF) – loans for up to \$200,000 for cleanup/remediation activities funded through the State of Ohio's BCRLF.
- OEPA Urban Redevelopment Loan Program – land and building acquisition, infrastructure improvements, brownfield site remediation activities, and building renovation/demolition.
- Tax Increment Financing (TIF) – financing for public infrastructure improvements and private improvements.

3. Community Engagement and Partnerships

a. Plan for Involving Targeted Community & Other Stakeholders; and Communicating Project Progress

The Port Authority intends to implement a plan to involve and engage the community in the grant project. This plan includes meetings with the of the partner groups listed in Section 3.c, which include local civic, watershed, business, educational, fraternal, and economic development groups, as well as representatives from the City of Cincinnati Board of Health and Office of Environment and Sustainability. The intent of these meetings is to assist in ongoing communication and public outreach during the planning and implementation of the project. In accordance with EPA guidelines, a public notice was issued and a draft copy of the application was made available for review and comment. This notice and associated documents were made available prior submission to EPA and incorporated public feedback and comments. The notice was posted to www.cincinnatiport.org and a meeting was held December 10, 2015 at Port Authority offices from 9 to 10 a.m. to discuss the grant application. Notice of the meeting included a link to the draft application and the ABCA, and printed copies were made available at the Port Authority's offices. There were no attendees present at the meeting to comment, and no comments were received via email, phone, or mail. See summary, Attachment A.

Following notice of award, the Port Authority will announce the grant and the availability of the draft Work Plan to the community through a press release to the local media - including news organizations Cincinnati Enquirer, the Business Courier, local TV and digital affiliates WCPO, WLWT, WXIX, WKRC and radio/digital affiliates both AM and FM and NPR affiliate WVXU/WMUB. The Port Authority will also communicate and make available information about the grant on the Port Authority website, blog/newsletter, and social media platforms such as Twitter and LinkedIn, and via popular community newsblogs that address urban development issues. Community partners have pledged support to also aid in the communication to the neighborhood and broader community through their communication channels such as websites, social media, group emails, and newsletters. The Port Authority will also notify local business leaders (bankers, real estate brokers, developers).

Hard copies of the draft Work Plan will be made available to the public on the Port Authority's website and at the offices of the Port Authority to ensure access for those without appropriate information technology availability, knowledge, or experience. The public will be able to provide comments verbally to Port Authority staff, in public meetings, electronically on Twitter and LinkedIn, and in writing. Comments will be addressed during a public meeting hosted by Port Authority. The draft Work Plan will be modified in response to relevant comments. Following Work Plan approval, the Port Authority will communicate project progress with a public kick-off meeting to acquaint the community with the project and its goals. During the implementation of the Work Plan for cleanup of the former Hudepohl Brewery, information will be disseminated to the community, notifying local stakeholders about cleanup activities and explaining health and environmental benefits. If, during cleanup, immediate health threats are identified, the Port Authority will send written notices to impacted citizens and contact the Cincinnati Board of Health (Section 3.b) and other applicable agencies. Once cleanup planning is initiated, the Port Authority will engage with the community to provide explanation of remedial activities and solicit comments and feedback on those plans. As applicable, during the project, the Port Authority will consult with the Central Ohio chapter of the U.S. Green Building Council concerning the utilization of sustainable/green building approaches and techniques. At the close of the project, the Port Authority will hold a final public meeting to notify the community of the outcomes of the project. The presentation materials and minutes will be archived and placed on the Port Authority's website, and relevant social media, and blogs.

b. Partnerships with Government Agencies

The Port Authority will partner with local and state environmental and health agencies to ensure project success. The Port Authority has a strong partnership with Ohio EPA and will ensure cleanup and

redevelopment activities at the site comply with the rules and guidance promulgated by the Ohio EPA and ODH, as applicable. In addition, the Port Authority will partner with the City of Cincinnati Board of Health if contamination is found to have potential, negative impacts the health of local residents through migration of off-site receptors. The Port Authority will work to ensure compliance with applicable programs and procedures. Examples of such situations could include: 1) high levels of contaminants in surface soils with the potential for airborne distribution; or 2) contaminated groundwater migrating off-site at levels posing a vapor intrusion risk. In such situations, the City of Cincinnati Board of Health may assist in public notification and health monitoring. The expertise and experience of the Board of Health will be called upon to help identify/verify off-site health threats posed by identified contamination; identify related toxicological issues and perform risk evaluations; design and conduct notification/education programs; and coordinate health testing if migration of contamination from a brownfields site is confirmed. Cleanup criteria established by the Ohio EPA and the ODH will be used at Hudepohl to identify and address on-site health and environmental threats posed by the contamination.

c. Partnerships with Community Organizations

Community Organization Description & Role – The Port Authority has identified the following organizations as project partners.

Cincinnati Center City Development Corporation (3CDC) is a private, non-profit corporation whose mission and strategic focus is to strengthen the core assets of downtown Cincinnati neighborhoods. 3CDC is also a working partner to the new homeless shelter (Drop Inn Center), located adjacent to the former Hudepohl. As a community redevelopment partner, 3CDC can assist with redevelopment opportunities at the site; educating surrounding properties about the redevelopment project; and holding public meetings as needed.

Queensgate Business Alliance is a non-profit organization that serves as the voice for businesses operating in the Queensgate neighborhood. The alliance's role will be to aid in obtaining or improving necessary or beneficial services for Queensgate area businesses, to encourage and stimulate community development and improvements in business conditions in the area, and to expand employment and to enable business to increase their economic strength and improve their competitive position.

Groundwork Cincinnati – Mill Creek (GWC-MC) is a federally funded national Groundwork Trust utilizing U.S. EPA brownfields and Clean Water funding. It operates as a trust with the mission to serve as catalyst for developing sustainability in the Mill Creek watershed. GWC-MC's role in supporting the cleanup grant will include: provide feedback on cleanup planning and redevelopment options for the property; participate in community outreach activities throughout the project; integrate any applicable reuse plans into our watershed planning efforts and trail planning; and education to their members about the benefits and accomplishments of the project.

City of Cincinnati Office of Environment & Sustainability is active in air quality, brownfield redevelopment, climate protection, energy management, environmental compliance, environmental justice, green roof loans, urban agriculture, recycling, and waste reduction. The role of the Office of Environment & Sustainability will be to assist the Port Authority with sustainability related needs, and support community involvement and education.

Cincinnati Belt and Transmission (CBT) is southwest Ohio's leading full-line industrial automation supplier, with over 140 employees. CBT's Queensgate facility is located directly adjacent to the former Hudepohl Brewery. CBT recognizes that EPA grant funding for this cleanup effort is an important step towards the revitalization initiatives happening in Queensgate.

Boys and Girls Club of Greater Cincinnati is located in the Queensgate neighborhood and is dedicated to changing lives and building great futures for kids in need of a safe and positive place. Their role will be to participate in community outreach and share information about the brownfield project, participate in redevelopment planning and provide feedback on remediation strategy.

Mill Creek Watershed Council of Communities enables communities to protect and enhance the value of the Mill Creek, its tributaries, and watershed. The Council's role will be to share information about the Port Authority's brownfield cleanup project with their members and through their website to participate in community outreach opportunities and provide feedback on cleanup and redevelopment considerations, and to work together to deliver economic and environmental benefits where there is project overlap.

Red Bike is a bike sharing program that meets the transportation, health and environmental needs of the community. Red Bike's role will be to participate in community outreach and provide feedback on any existing and future cleanup plans.

Cincinnati Museum Center is a one-of-a-kind, multi-museum complex housed in Queensgate at the Union Terminal, a historic Art Deco train station and National Historic Landmark. Its state-of-the-art Geier Collections & Research Center, encompassing more than 1.8 million artifacts, art works and archives, is located adjacent to the former Hudepohl Brewery.

K4 Architects is a design and build firm specializing in branded solutions through architecture, interior design, graphic design, and construction services. Located in the Queensgate neighborhood, K4 contributes significantly to the local economic base of the neighborhood, and is passionate about its community and actively involved in helping to make it a better place to invest.

Letters of Commitment – Letters of Support are included in Attachment B.

4. Project Benefits

a. Health and/or Welfare and Environmental Benefits

i. Health and/or Welfare Benefits – The former Hudepohl Brewery remains vacant and a significant blight on the community. Property conditions continue to deteriorate and exacerbate the significant health and welfare challenges of the Queensgate neighborhood with a poverty rate of four (4) times the national level and an infant mortality rate of 20.1. Recognized environmental concerns at the site include ACM, PCBs, TCE, and universal waste. The property is also impacted by ACM co-mingled demolition debris.

Exposure to asbestos can be a serious health risk if ACM is disturbed in a way that particles and fibers become airborne. Asbestos has been classified as a known human carcinogen by the U.S. Department of Health and Human Services, the U.S. EPA, and the International Agency for Research on Cancer. Exposure to asbestos may increase the risk of asbestosis, other nonmalignant lung and pleural disorders, lung cancer, mesothelioma, and other cancers. The former Hudepohl Brewery is directly adjacent to a number of uses including operating offices and a new homeless shelter facility. U.S. EPA cleanup funding will assist the Port Authority in protecting public health by moving the former Hudepohl Brewery site through the cleanup process and eliminating exposure to known carcinogens. Asbestos abatement activities will be governed by the ODH and the National Emission Standards for Hazardous Air Pollutants (NESHAP) regulations of U.S. EPA. Other remedial activities will be subject to the Ohio Voluntary Action Program (VAP).

The Ohio VAP uses a health risk-based approach to identify relevant exposure pathways and determine cleanup levels that are protective of all identified receptors. By complying with the VAP, the Port Authority ensures that health risks are addressed in compliance with state regulatory policy and exposure of residents to contaminants is minimized. Redevelopment of the former Hudepohl Brewery site will improve residents' health and welfare by removing sources of contamination and limiting inhalation, ingestion, and dermal exposures. Asbestos abatement at the former Hudepohl Brewery will eliminate airborne vapor and particulate inhalation/ingestion threats currently present at the site.

Redevelopment of this site epitomizes the equitable development principles of utilizing new investment in economically disadvantaged neighborhoods in a way that directly benefits the residents. Because the cleanup

work will be completed on a vacant property, residents and neighbors will reap the benefits without being displaced from their homes or neighborhoods. These redevelopment outcomes align with the Livability Principles (adopted by the partnership between the EPA, HUD and United States Department of Transportation [DOT]) of increasing economic competitiveness, leveraging federal investment, and valuing and supporting the community and its neighborhoods.

ii. Environmental Benefits – According to the Continuing Obligations Plan (May 2014) completed for the former Hudepohl Brewery property, contaminant exposure to the environment is currently possible through several pathways. These include off-site migration of asbestos via air transport, off-site migration through storm water transport, and groundwater use. Recognized environmental concerns (REC) at the site include ACMs, PCBs, TCE, and universal waste. The property is also impacted by ACM co-mingled demolition debris. In July 2014, the Port Authority instituted limited, short-term, corrective measures to only portions of the property to address RECs. Limited by budget constraints, the Port Authority contained asbestos only in the former boiler houses, conducted air monitoring to prevent airborne vapor and particulate inhalation/ingestion threats, and groundwater testing to eliminate any threat to the nearby Ohio River and Mill Creek.

Fully abating asbestos at the former Hudepohl Brewery will significantly support efforts to mitigate threats to the Ohio River and Mill Creek watersheds, revitalize the Queensgate neighborhood, and eliminate the threat of ongoing releases from the site. Removing asbestos from the site will eliminate airborne vapor and particulate inhalation/ingestion threats to daycares, schools, the homeless shelter, and other sensitive populations nearby. Eliminating these threats to the environment will have a positive effect on the neighborhood and Mill Creek. Redevelopment of priority brownfields, including this property, will limit uncontrolled nonpoint pollution sources and illicit discharges and improve water and sediment quality in local waterways. This will reduce contaminants in these waterways, improving aquatic life and allowing for greater fishing and recreational opportunities.

b. Environmental Benefits from Infrastructure Reuse/Sustainable Reuse

i. Policies, Planning, or Other Tools – To foster and implement sustainable development, the Port Authority will follow the principles of sustainable site planning in the *Green Cincinnati Plan*. The former Hudepohl Brewery has direct access to major highways, streets, sewers, water supply, natural gas, major railroads and other infrastructure. The cleanup of the former Hudepohl Brewery property will spur infill development, allowing reuse of the existing infrastructure and utilities, which will ultimately limit expenditures on utility extensions, reduce the use of construction materials and reduce air emissions (greenhouse gases, particular matter) from construction. The creation of smart development will save communities money and promote sustainable reuse. Redeveloping the former Hudepohl Brewery complements other revitalization efforts and prevents urban sprawl, thus preserving existing greenspace. The Port Authority will work to ensure that the redevelopment plan consider tenets of low impact development, green building techniques, innovative storm water management and use of low-impact, native vegetation. Potential new development may include 1) recycling of existing building material for bulk aggregate, and 2) groundwater extraction/recovery for heating/cooling applications. The Port Authority will continue this commitment through resource conservation, preservation of natural topography and landscapes, recycling of demolition and building materials, sustainable development practices for storm water runoff (e.g. green roofs, bioswales, and pervious pavement), redevelopment of sites that leverage solar and other alternative energies, and redevelopment plans that include at least 30% open space and efficient building standards.

Additionally, the Port Authority will work closely with the Metropolitan Sewer District of Greater Cincinnati (MSD) on sustainable storm water management practices in the redevelopment of Hudepohl. MSD is currently incorporating both gray and green infrastructure to meet its combined sewer overflow (CSO) management

needs in a more sustainable way. This community-based effort demonstrates that sustainable infrastructure approaches to achieving CSO solutions can provide multiple social, environmental, and economic benefits.

ii. Integrating Equitable Development or Livability Principles – The Port Authority's overall approach to brownfield redevelopment will continue to prioritize cleanup 1) in or near residential neighborhoods; 2) at sites near the Mill Creek watershed; and 3) other targeted economic development areas aligned with the City of Cincinnati's comprehensive plan, *Plan Cincinnati*; meeting livability goals to "enhance the unique characteristics of all communities by investing in healthy, safe, and walkable neighborhoods. Cleanup and redevelopment of Hudepohl will protect the health and welfare of residents and the environment by reducing and controlling site contamination and off-site migration. The outcomes of redeveloping this site correspond with the Livability Principles of supporting existing communities, valuing neighborhoods, and enhancing economic competitiveness.

Redeveloping the former Hudepohl Brewery will: 1) discourage sprawl by focusing on reuse of urban infrastructure which will preserve greenfields; 2) limit residents' exposures to contaminants which will improve their health and welfare, and 3) increase the region's economic competitiveness by creating jobs and increasing the tax base. Examples of the local commitments to sustainability include 1) a \$2.4M Community Challenge Planning Grant awarded to the City of Cincinnati in 2010 from the U.S. Office of Sustainable Communities. This grant provided funding for the creation of a Land Development Code and streamlined local permitting processes. Learning from this collaboration, the Port Authority will work to develop a sustainability policy for developments like Hudepohl in partnership with the City of Cincinnati and the Greater Cincinnati Energy Alliance; 2) in 2013, the Port Authority implemented the Property Assessed Clean Energy (PACE) program to promote, and make affordable, the benefits of energy efficiency. PACE is a tool to finance energy efficiency and renewable energy investments through voluntary tax assessments for commercial and industrial building owners; and 3) The City of Cincinnati incentivizes sustainable building construction and renovations by offering a 75% tax abatement for up to 15-years on projects that obtain a LEED-Silver or higher certification.

c. Economic and Community Benefits (long-term benefits)

i. Economic or Other Benefits – with EPA cleanup funding, the Port Authority will be able to restore lost economic benefits including 1) eliminating blight and returning the former Hudepohl Brewery property to a productive use that generates taxes and creates jobs; 2) creating a market-ready site that is attractive for investment; 3) encouraging the reuse of built land for infill development; and 4) achieving improvements in a distressed neighborhood. Achieving these goals will act as a catalyst for launching elements of local plans, such as *Plan Cincinnati*. The biggest economic benefits achieved via brownfield redevelopments are job creation and increased tax revenues. Cleanup of these properties will provide market ready sites to accommodate new development and investments in the IMCP- SOAR region. Accordingly, redevelopment of brownfields located within SOAR is a high priority in order to create jobs, restore lost tax revenues and achieve economic benefits by increasing the number of developable sites to meet the demand of growing and expanding industry.

The grant will allow the Port Authority to achieve goals outlined in *Plan Cincinnati*. The former Hudepohl Brewery will be redeveloped to a use compatible with the surrounding Queensgate neighborhood, local zoning and *Plan Cincinnati*. The elimination of the blighting effects of this site will serve to vastly improve the social vitality in this older area. The cumulative economic benefit of the cleanup of this brownfield site targeted under this grant is critical because the Port Authority is operating with a lean budget and struggling to find funding for projects such as this. The Queensgate neighborhood is in dire need of successful, high profile brownfield redevelopment projects in order to reverse downward economic trends and catalyze reinvestment in the neighborhood and businesses. Funding to initiate this process is essential to success and will help to continue prior cleanup activities.

ii. Job Creation Potential: Partnerships with Workforce Development Programs – Workforce and training is a key component of the area's IMCP designation. SOAR identified more than 40 institutions and partnerships addressing workforce development in the region, including Cincinnati State Technical and Community College, as well as the Southwest Ohio Region Workforce Investment Board (SWORWIB) and Partners for a Competitive Workforce (PCW). Organizations of all sizes count on the Workforce Development Center (WDC) at Cincinnati State to enhance their employees' professional skills, teach new skills, re-train, and deliver highly customized, hands-on training programs. The Port Authority will work with these organizations and centers to promote local hiring and procurement and connect the community to employment opportunities in either brownfields cleanup or redevelopment related to the proposed project. Specifically, the Port Authority can partner with those workforce organizations identified in the IMCP to train individuals for new and expanding businesses that may occupy the redeveloped site of the former Hudepohl Brewery.

5. Programmatic Capability and Past Performance

The Port Authority has successfully managed multiple state and federal brownfield grants including the FY2010 EPA Coalition Assessment Grant. This successful grant award leveraged \$73.2 million in brownfield redevelopment investment, resulting in the creation of 130 new jobs and retention of 123 jobs. Overall, the Port Authority's successful brownfields grants management has yielded an economic impact of \$1.35 billion and supported the creation and retention of 13,793 jobs.

a. Programmatic Capability

As the grant recipient, the Port Authority will implement and manage the cleanup grant. The Project Manager will be Melissa Johnson, Director of Industrial Development & Logistics. Ms. Johnson, a Certified Project Manager, and manager of the FY2010 EPA Coalition Assessment grant, has 17+ years of experience managing assessment, cleanup, and redevelopment projects; ensuring contract compliance; and negotiating cooperative agreements. She has managed over \$16 million in state and federal grant funds related to environmental remediation and demolition including five EPA assessment, job training, and revolving loan fund grants. She has actively supervised over 1.5 million square feet of demolition and remediation projects. The Port Authority will fulfill key project roles, including project planning, cleanup, reuse planning, grant administration, report requirements, and oversight of the grant management team during the entire grant period. In the event of loss of the Project Manager, the Port Authority will rely on a readily available experienced project manager on staff including the Port Authority's Executive Vice President, Development Associate, and experienced environmental consultant(s).

Based on previous grant management experience, the Port Authority is qualified to administer the Cleanup Grant, including the completion and submittal of a Cooperative Agreement and Work Plan, enrollment in the Automated Standard Application for Payments system, and submittal of progress reports to the EPA project officer. The Port Authority will use its knowledge, experience, and successes with federal and non-federal assistance agreements to effectively manage this EPA grant. The Port Authority has managed over \$18 million in federal and non-federal grant funds in the last five years. The Port Authority has successfully managed \$10.5 million in targeted GO Cincinnati neighborhoods as part of a multi-year development services agreement with the City of Cincinnati. The Port Authority will retain a qualified asbestos abatement contractor and environmental consultant through an approved procurement process. Contractors and consultants will be evaluated on their experience with the following: Ohio environmental laws, regulations, and Ohio EPA requirements and policies, environmental due diligence, National Emissions Standards for Hazardous Air Pollutants (NESHAP) Regulations, understanding the assessment grant process, preparation of QAPPs, brownfield redevelopment and financing, and community outreach activities.

b. Audit Findings

The Port Authority received no adverse audit findings from an OMB Circular A-133 Audit, an audit conducted by a federal, state, tribal, or local government inspector, or similar organization in the last five (5) years. Specifically, the FY2010 EPA Assessment Grant was audited by an independent firm in 2013, who issued an unqualified opinion of compliance. There were no audit findings.

c. Past Performance and Accomplishments

- *FY2010 U.S. EPA Brownfield Coalition Assessment Grant:* A \$1 million grant award to a coalition of the Port Authority, Hamilton County, and the City of Cincinnati to conduct hazardous and petroleum assessments on brownfield properties. The Port Authority served as lead organization for the grant.
- *Targeted Assessment Brownfield (TAB) Grant (2010):* The Port Authority was grant recipient for an area-wide Phase I Assessment for properties impacted by the Lick Run project. The Port Authority closely with EPA and MSD to implement the grant in support of the combined-sewer overflow project.

i. Currently or Has Ever Received an EPA Brownfields Grant

1. Compliance with Grant Requirements

- *FY2010 U.S. EPA Brownfield Assessment Grant:* The Port Authority successfully completed the assessment grant in accordance with the amended Work Plan and original program schedule. The Port Authority completed a total of 41 environmental site assessments. Only one amendment was made to the originally approved Work Plan. In the FY2010 grant, the Coalition developed a program supported by the Ohio VAP to better position sites for other State funding. However, the original budget was developed using ASTM costs. Assessments using Ohio VAP protocols cost significantly more per site than ASTM assessments. A revised budget and Work Plan were developed to better align the anticipated number of assessments using VAP costs. The grant was administered consistent with the amended Work Plan.
- *2010 Targeted Assessment Brownfield (TAB) Grant:* A TAB was granted to study parcels potentially impacted by the combined sewer overflow Lick Run project. Through this grant, the Port Authority worked with EPA, MSD, and the community to assess nearly 44 acres, or more than 325 parcels. No modifications to the project plan or schedule were made. The project was not required to be entered into ACRES.

2. Accomplishments

- *FY2010 U.S. EPA Brownfield Assessment Grant:* Assessed a total of 33 properties and supported several development projects that leveraged additional public and private investment. All projects were added to ACRES. Highlights include:
 - **Mercer Commons:** Phase II hazardous substance ESA for a \$63 million historic renovation and new mixed-use construction project, yielding 154 total residential units, 7,600 SF of commercial space, and a 340-space parking garage.
 - **Peter Cremer/Conrail Project:** Phase II hazardous substance ESA for a \$3 to \$5 million redevelopment of an 8-acre former rail yard resulting in a new 40,000 SF LEED certified headquarters for Peter Cremer North America, LP (PCNA), 50 new jobs and 123 retained jobs.
 - **Integra LifeSciences:** Phase I and Phase II hazardous substance ESA for a \$3.3 million expansion and retention of a life sciences company; included the redevelopment of an adjacent former metal plating facility that had been subject to an EPA Removal Action. Nearly 80 new jobs were created. The project was recognized by the Ohio Economic Development Association for partnership and ingenuity.
- *The Targeted Assessment Brownfield (TAB) Grant (2010):* The TAB grant was essential to providing assessments for properties located in the Lick Run watershed. Identified by MSD as the pilot neighborhood for the Green Infrastructure Project, the goal of the South Fairmount Assessment area is to deliver a fully integrated, sustainable solution for combined sewer overflow (CSO). The City of Cincinnati's Consent Decree calls for a two (2) billion gallon reduction of CSO discharge by 2018.

Attachment A

Threshold Eligibility Documentation

Documentation of Applicant Eligibility if Other than City, County, State, or Tribe

Letter from the State or Tribal Environmental Authority

Cost Share Documentation

Draft Analysis of Brownfields Cleanup Alternatives (ABCA)

Documentation of Community Notification

THRESHOLD CRITERIA FOR CLEANUP GRANTS

1. Applicant Eligibility

- a. **Eligible Entity:** The Port of Greater Cincinnati Development Authority (Port Authority) is a government entity formed under Section 4582 of the Ohio Revised Code. The Port Authority was jointly created by Hamilton County and the City of Cincinnati in 2000 with brownfield redevelopment as one of its key missions. The "Amended and Restated Agreement for the Creation of a Port Authority" documents the Port Authority's eligibility and is included within this attachment.
- b. **Site Ownership:** The Port Authority is the sole owner of the property. The site was acquired on May 20, 2014 from Hudepohl Square, LLC.

2. Letter from the State or Tribal Environmental Authority

A letter of support for this application from the Ohio Environmental Protection Agency (Ohio EPA) was issued. Please see the letter within this attachment.

3. Site Eligibility and Property Ownership Eligibility

Site Eligibility

- a. **Basic Site Information:** (a) The site is known as the former Hudepohl Brewery. (b) The address is 801 West Sixth Street, Cincinnati, Ohio 45203. (c) The current owner of the site is the Port Authority. (d) Not applicable.
- b. **Status and History of Contamination at the Site:** (a) The site is contaminated by hazardous substances. (b) The site was used for manufacturing purposed for over 100 years, primarily brewing beer from 1860 until it closed in 1987. The property has remained largely vacant since its closure, only being used for limited, miscellaneous storage. (c) Recognized environmental concerns at the site include asbestos-containing materials (ACM), polychlorinated biphenyls (PCBs), trichloroethylene (TCE), and universal waste. The property is also impacted by ACM co-mingled demolition debris. The debris is estimated to cover $\frac{3}{4}$ of an acre at nearly 30' deep. (d) The project site is impacted by past processes and prior demolitions. Contaminants includes ACM, PCBs, TCE, and universal waste.
- c. **Eligibility for Funding:** (a) The site is not listed, nor is it proposed for listing, on the National Priorities List. (b) The site is not believed to be subject to Federal unilateral administrative orders, court orders, administration orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA. (c) The site is not subject to the jurisdiction, custody, or control of the US government.
- d. **Property-Specific Determination:** It is not believed that a Property-Specific Determination is needed.
- e. **Required Environmental Assessments:** The following site assessments were conducted at the project site 1) ASTM E1527-05 / Voluntary Action Program (VAP) Phase I Environmental Site Assessment, October 9, 2009; 2) ASTM E1527-05 / VAP Phase II Environmental Site Assessment, December 15, 2010; 3) ASTM E1527-05 / VAP Phase I Environmental Site Assessment Update, February 28, 2013; 4) ASTM E1527-05 / VAP Phase II Environmental Site Assessment Update, March 2013.

Property Ownership Eligibility – Hazardous Substance Sites

- f. CERCLA §107 Liability: The Port Authority is not potentially liable for contamination at the site under CERCLA Section §107 as we believe we qualify for the bona fide prospective purchaser liability defense. Compliance with the required liability defense provisions are presented below.
- g. Enforcement or Other Actions: The site is not subject to any ongoing or anticipated environmental enforcement actions.
- h. Information on Liability and Defenses/Protections
 - i) Information on the Property Acquisition: The site was acquired by the Port Authority on May 20, 2014 from Hudepohl Square, LLC. The Port Authority is sole owner of the property (fee simple). The Port Authority does not have familial, contractual, corporate, or financial relationships or affiliations with any of the prior owners or operators of the property.
 - ii) Timing and/or Contribution Toward Hazardous Substances Disposal: All known disposal of hazardous substances at the site occurred before the Port Authority acquired the property. The Port Authority did not cause or contribute to the release of hazardous substances at the site. The Port Authority has not, at any time, arranged for the disposal of hazardous substances at the site or transported hazardous substances to the site.
 - iii) Pre-Purchase Inquiry: Ohio EPA Voluntary Action Program (VAP) Phase I and Phase II site assessments were performed in February 2013 prior to the Port Authority acquiring the property. The Phase I and Phase II were performed by PANDEY Environmental (PANDEY) for the Port Authority. A Continuing Obligations Plan was completed for the Port Authority by PANDEY on May 9, 2014. This Continuing Obligations Plan was prepared in general accordance with the guidance provided in ASTM E2790-11: Standard Guide for Identifying and Complying with Continuing Obligations. These reports were prepared by Nate Wanner, P.G. and reviewed by Atul Pandey, P.E. of PANDEY Environmental, LLC.
 - iv) Post-Acquisition Uses: Since acquiring the property, the Port Authority has not permitted any operations at the site. The site has not been used for any purpose since the Port Authority's acquisition.
 - v) Continuing Obligations: The Port Authority has taken reasonable steps to stop any continuing releases and prevent future release by furthering investigations at this site. Following the Continuing Obligations Plan, the Port Authority has or will conduct multiple air monitorings, secure Loose Asbestos, comply with City Codes, Monitor Storm Water Controls in Debris Area, Restrict Site Activities, Monitor Controls that Prevent Release, Abate All ACM, Remove PCB-Containing Materials, Remove Universal Waste, Plug and Abandon Well, Fence and No Trespassing Signs, post Signs for Environmental Hazards, post Signs for Asbestos Waste Disposal Site, Monitor Controls that Prevent Exposure, conduct Groundwater Sampling, institute Soil Remediation or Engineering Controls as needed, Implement AULs.
- i. Property Ownership Eligibility – Petroleum Sites: Not applicable as this site is not a petroleum site.

4. Cleanup Authority and Oversight Structure

- a. Asbestos abatement activities at the site will be completed to protocols set forth under OAC 3745.20 and USEPA's National Emissions Standards for Hazardous Air Pollutants (NESHAP) Regulation 40 Code of Federal Regulations (CFR) Part 61, Subpart M. NESHAP Regulation 40 CFR Part 61, Subpart M is the standard for hazardous air pollutants, as it pertains to asbestos, and is enforced by USEPA. OAC 3745.20 pertains specifically to asbestos emission control, which

includes regulations regarding asbestos including abatement, demolition, renovation, repair, enclosure, disposal, notifications, inspections, reporting, and operations and maintenance and is enforced by the Ohio EPA. OAC 3701.31 includes regulations regarding the Ohio Department of Health's (ODOH) Asbestos Program that licenses and certifies companies and persons directly involved with the asbestos abatement industry. The program regulates contractors performing asbestos removal projects, project supervisors, project designers, workers removing asbestos, persons inspecting buildings for ACM and developing plans to manage asbestos found in a facility, persons conducting air sampling for asbestos and the companies that provide required asbestos training. As necessary, the project site will be enrolled into the Ohio EPA Voluntary Action Program.

- b. Access to adjacent properties will not be required for any activities related to cleanup, confirmation sampling, nor monitoring of off-site migration.

5. Cost Share

- a. It is anticipated that these cleanup activities for this site will be funded through a combination of this EPA grant application, Port Authority funds and JobsOhio grant monies. The Port Authority has pledged, subject to board approval, the \$40,000 required cost-share for this project. A letter from the Port Authority pledging this cost share follows as an attachment. Additional budget detail is found in the ranking criteria.
- b. A hardship waiver for the cost share is not being requested.

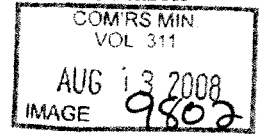
6. Community Notification

A draft Analysis of Brownfield Cleanup Alternatives (ABCA) was prepared for the site and can be found in this attachment. An opportunity was provided for the community to learn of the Port Authority's intent to apply for this cleanup grant and solicited public comments for incorporation into the grant application as well as the draft ABCA. The draft application was prepared and provided to assist with communication about the grant and to solicit public comments. On December 10, 2015, the Port Authority held a public meeting to discuss this grant application. This meeting was advertised on December 4, 2015 on the Port Authority's website, www.cincinnatiport.org. There were no attendees present at the meeting to comment, and no comments were received via email, phone, or mail. A summary can be found in this attachment.

ORIGINAL CONTRACT
RETURN TO FINANCE DEPT

85x 0014

Final as Approved by Council



**Amended and Restated
Agreement for the Creation of a Port Authority**

The City of Cincinnati, an Ohio political subdivision and municipal corporation (the "City") and the County of Hamilton, an Ohio county and political subdivision (the "County"), enter into this Amended and Restated Agreement for the Creation of a Port Authority (the "Restated Port Agreement") in order to amend, remove restrictions from and restate that certain Agreement for the Creation of The Port of Greater Cincinnati Development Authority between the City and the County that went into effect in 2000 (the "Original Port Agreement" which, as amended and restated hereby and as the same may be further amended, supplemented or superseded in writing by the parties hereto, is referred to herein as the "Agreement").

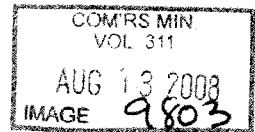
Recitals

A. Pursuant to Ohio Revised Code Sections 4582.21 through 4582.59 (as amended from time to time, the "Port Act") and Ordinance No. 365-2000 passed by Cincinnati City Council ("Council") on October 4, 2000, a Resolution duly adopted by the Board of County Commissioners ("BOCC") of the County and the Original Port Agreement (collectively, the "Formative Documents"), the City and the County acted jointly to (1) create the Port of Greater Cincinnati Development Authority (the "Port Authority"), (2) dissolve the entity known as the "Port Authority for Brownfields Redevelopment in Cincinnati and Hamilton County" and transfer the assets and liabilities of that "Brownfields Authority" to the Port Authority, (3) generally limit and restrict the authority and powers of the Port Authority to "Banks Redevelopment" and "Brownfields Redevelopment" as and to the extent, and as defined in, the Original Port Agreement, and (4) provide for the intended City and County funding levels for the operations of the Port Authority for an initial period.

B. At the request of the Port Authority, the City (pursuant to Ordinance No. 270-2008 passed by Council on August 6, 2008) and the County (pursuant to a Resolution adopted by the BOCC on August __, 2008) have each authorized the execution and delivery of this Restated Port Agreement in order to amend and restate the Original Port Agreement and, among other things, to thereby: (1) pursuant to Revised Code Section 4582.22, grant to the Port Authority substantially all additional powers permitted under the Port Act by the removal of substantially all of the limitations and restrictions on those powers contained in the Original Port Agreement, (2) pursuant to Revised Code Section 4582.27, change the number of directors comprising the board of directors of the Port Authority, with such changes and the transition thereto to be accomplished, effective as of the Board Transition Time (defined in Section 1 hereof), in accordance with Sections 1 and 4 hereof, and (3) establish anticipated funding levels for Port Authority operations.

NOW, THEREFORE, in consideration of the mutual promises and agreements herein, the City and the County covenant and agree with each other as follows:

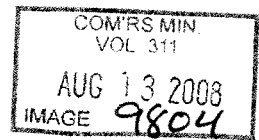
Section 1. *Effective Date; Board Transition Time; Effect of Restated Port Agreement; Continuity of Agreement.* This Restated Port Agreement shall go into effect on and have prospective application from and after the date on which it has been executed by both the City and the County (the date on which the second of them signs this Restated Port Agreement is referred to herein as the "Effective Date"); provided, that the changes in the board of directors to



be implemented pursuant to Section 4 of this Restated Port Agreement shall take effect in accordance with that Section 4 and those changes and the transition contemplated by that Section 4 shall be completed, and shall take full effect, upon the convening of the Board Reorganization Meeting required by Section 4.F hereof, with a quorum in attendance as required thereby (herein, the "Board Transition Time"). The Original Port Agreement shall remain in full force and effect until this Restated Port Agreement goes into effect on the Effective Date; provided, that the provisions of section 4 of the Original Port Agreement pertaining to the terms of and appointments to the board of directors of the Port Authority shall remain in effect thereafter until the Board Transition Time. The existing board of directors of the Port Authority established under Section 4 of the Original Port Agreement ("Existing Board") is hereby confirmed as the board of directors of the Port Authority until the Board Transition Time with all rights, powers and privileges appertaining thereto (including with respect to the additional powers and jurisdiction granted to the Port Authority under this Restated Port Agreement), and all directors appointed to the Existing Board, and all actions heretofore or hereafter (until the Board Transition Time) taken by the Existing Board and by those directors, in their official capacities on behalf of the Port Authority, are hereby approved. As of the Effective Date, the Original Port Agreement shall be amended and restated hereby so that: (i) from and after the Effective Date, each and every provision of the Original Port Agreement other than Section 4 thereof that would otherwise have continuing applicability is and shall be deleted from the Agreement and those provisions shall be replaced by the provisions of this Restated Port Agreement, and thereafter such deleted and replaced provisions of the Original Port Agreement will be of no further force or effect, (ii) from and after the Effective Date all of the restrictions and limitations on the powers or jurisdiction of the Port Authority imposed by the Original Port Agreement, except to the extent that any restrictions or limitations are expressly set forth in this Restated Port Agreement, shall be and hereby are removed and the City, through the Council ordinance approving this Restated Port Agreement, and the County, through the BOCC resolution approving this Restated Port Agreement, hereby grant to the Port Authority, from and after the Effective Date, all of the additional powers and jurisdiction permitted under Ohio law, without any restrictions or limitations whatsoever, except as are expressly set forth in this Restated Port Agreement, (iii) from and after the Effective Date and until the Board Transition Time the provisions of section 4 of the Original Port Agreement pertaining to the terms of and appointments to the board of directors of the Port Authority shall remain in effect but shall be subject to the implementation of the changes in the board of directors to be implemented pursuant to Section 4 hereof, and (iv) from and after the Board Transition Time, each and every provision of section 4 of the Original Port Agreement is and shall be deleted from the Agreement and will be of no further force or effect.

Section 2. *Creation and Existence of Port Authority.* Pursuant to the Port Act, particularly Ohio Revised Code Section 4582.22, the City and County have by the Formative Documents created the Port Authority and by this Restated Port Agreement acknowledge and confirm the continued existence of the Port Authority pursuant to and throughout the term of the Agreement.

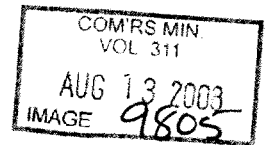
Section 3. *Jurisdiction and Powers of the Port Authority.* The general jurisdiction of the Port Authority shall include (i) all of the territory (whether incorporated or unincorporated) within the boundaries of Hamilton County, Ohio, as the same now or hereafter from time to time exist, (ii) any and all portions of the incorporated territory of the City of Cincinnati that are, now or hereafter, outside of the territorial boundaries of the County and (iii) any other territory now or hereafter included within the jurisdiction of the Port Authority pursuant to the Port Act. The Port



Authority shall be a body corporate and politic and shall have and may exercise, whether within or without the City or the County and without any implied limitation hereunder, all of the powers and jurisdiction now or hereafter given to it by or pursuant to the Port Act or other applicable Ohio law, as the same may be expanded or limited by changes in Ohio law or by subsequent written amendment of or supplement to the Agreement, except only to the extent expressly set forth in this Restated Port Agreement. The exercise of its powers and jurisdiction by the Port Authority shall be deemed to be an essential governmental function of the State of Ohio.

Section 4. *The Port Authority Board of Directors.* As of the Board Transition Time, pursuant to Ohio Revised Code Section 4582.27, the number of directors comprising the board of directors of the Port Authority (the "Board") shall be and is hereby changed from eighteen (18) to ten (10) directors, of which five (5) shall be appointed by the Mayor of the City, with the advice and consent of Council, and five (5) shall be appointed by the BOCC, it being intended that, in addition to any other legal requirements, those directors will have an expressed interest in, and a business, employment or other background reasonably anticipated to provide expertise relevant to, promoting economic development and redevelopment within the jurisdiction of the Port Authority. This change in the number of directors comprising the Board, and the transition from the Existing Board to the initial Board appointed pursuant to this Section 4, shall be accomplished as follows:

- A. Two of the director positions initially filled by appointment by the Mayor and two of the director positions initially filled by appointment by the BOCC pursuant to each of the Sections 4.A, 4.B and 4.C of the Original Port Agreement are hereby eliminated.
- B. The Mayor (with the advice and consent of Council) and the BOCC shall each appoint one director to serve on the Board for the remainder of the unexpired term of one of the directors appointed or reappointed by each to the position initially filled pursuant to Section 4.A of the Original Port Agreement (which term is currently scheduled to expire in 2009).
- C. The Mayor (with the advice and consent of Council) and the BOCC shall each appoint one director to serve on the Board for the remainder of the unexpired term of one of the directors appointed or reappointed by each to the position initially filled pursuant to Section 4.B of the Original Port Agreement (which term is currently scheduled to expire in 2010).
- D. The Mayor (with the advice and consent of Council) and the BOCC shall each appoint one director to serve on the Board for the remainder of the unexpired term of one of the directors appointed or reappointed by each to the position initially filled pursuant to Section 4.C of the Original Port Agreement (which term is currently scheduled to expire in 2011).
- E. Four new director positions are hereby created on the Board, with the terms of the directors first appointed to those positions on the Board to expire in 2012; two of those directors shall be appointed by the Mayor, with the advice and consent of Council, with an initial term expiring on December 31, 2012; and two of those directors shall be appointed by the BOCC, with an initial term expiring on November 6, 2012.
- F. On a day and at a time determined by the Chair of the Existing Board, in consultation with the President of the Port Authority, which day shall be not more than thirty (30) days after the later of (i) the date of adoption of a resolution of the BOCC appointing the last of the five BOCC appointments to the Board and (ii) the effective date of the consent by Council to the last of the five mayoral appointments to the Board, the Secretary or other appropriate officer of the Port Authority shall call an organizational meeting of the Board ("Board Reorganization



Meeting”) in accordance with all legal requirements. Upon the convening of the Board Reorganization Meeting, with a quorum of the Board in attendance, the Board and the directors appointed pursuant to this Section shall succeed to all rights and powers of the Existing Board and the directors appointed thereto, and the Existing Board shall cease to exist and all terms of appointment of the directors appointed to the Existing Board shall forthwith terminate. At the Board Reorganization Meeting, the Board shall elect from its members a Chair and a Vice Chair, shall designate the Secretary (which may, but need not be, a director) and any Assistant Secretaries in accordance with the Bylaws adopted by the Existing Board, shall establish the regular meeting dates of the Board for the remainder of the current year, and shall conduct such other business of the Port Authority as shall be properly before the Board at that time.

Upon the expiration of the term of any incumbent member of the Board, and if any position on the Board shall become vacant for any reason, that position on the Board shall be filled by the appointing authority that appointed the incumbent or predecessor member, and in the same manner that the incumbent or predecessor was appointed. All directors so appointed shall serve for a term of four years, except that any person appointed to fill a vacancy shall serve only for the unexpired term. Any member of the Board shall continue in office subsequent to the expiration date of the member’s term until the member’s successor takes office. A member of the Board is eligible for reappointment without limitation. Each member of the Board shall serve without compensation, but may receive reimbursement for the member’s reasonable expenses incurred in the performance of the duties of the member. No member appointed to the Board shall hold any other public office or employment except that of Notary Public, member of the State Militia or member of a reserve component of the United States Armed Forces; provided, that employment in a public school system or other educational institution shall not be a violation of this section. No member of the Board shall be interested in the profits or emoluments of any contract, job, work or service of the Port Authority, other than as permitted by Ohio law. Any member of the Board may be removed by that member’s appointing authority for misfeasance, nonfeasance or malfeasance in office.

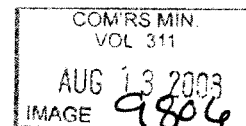
Section 5. *Requirements of the Port Authority.*

A. The Port Authority shall provide advance written notice and invitation to attend all meetings of the Board to individuals designated by either the Mayor or City Manager of the City or by the BOCC President or the County Administrator of the County.

B. The Port Authority shall report no less than annually to, and shall file its biennial report (if any) with, the City and the County on matters pertaining to its development and redevelopment activities, projects and programs, including information with respect to completion of projects or phases of projects, completed economic development financing activities, and the economic impact of completed projects and development financing activities, including economic inclusion results.

C. The Port Authority shall establish policies (no less than the City’s own minimum standards as determined by the Board) that stimulate economic inclusion and ensure an equal opportunity to participate in Port Authority projects among all ages, races, and genders in all aspects, including in design, construction, execution, and operation.

D. The Port Authority may appoint such community advisory committees as it deems appropriate.



E. Before exercising the power of eminent domain, the Port Authority shall obtain the approval of (i) Council if the subject property is, in whole or in part, within the incorporated territory of the City or (ii) the BOCC if the property is, in whole or in part, within the boundaries of the County but entirely outside of the incorporated territory of the City; provided, that sixty (60) days after delivery of an adopted Board resolution requesting any such approval to the City (to the Manager) or the County (to the Administrator), the approval shall be deemed granted if not denied.

Section 6. In order to provide funding to carry out the activities, projects and programs of the Port Authority pursuant to the Agreement, the City and the County agree to provide in calendar year 2008, and agree to provide, subject to annual appropriation by the Council or the BOCC, as applicable, in subsequent years during the term of the Agreement, not later than May 1 of the applicable year, \$350,000 (to provide a total of \$700,000) to the Port Authority in each of those years. The amounts provided to the Port Authority by the City and the County pursuant to this Section 6 shall be used by the Port Authority for the operating expenses of the Port Authority as authorized by the Board and for any activities, projects and programs of the Port Authority that the Board deems appropriate, consistent with the Port Act and this Restated Port Agreement.

IN WITNESS WHEREOF, the parties hereto have caused this Amended and Restated Agreement for the Creation of a Port Authority to be executed on the dates stated below:

Recommended for City by:

William B. Davis
Director of Economic Development

CITY OF CINCINNATI, OHIO

By: *Milton Doherty Jr*

Approved as to Form for City by:

Stephen J. Fagel
Asst. City Solicitor

Milton Doherty Jr
City Manager

Date: *August 28*, 2008

Recommended for County by:

Patrick Thompson
County Administrator

COUNTY OF HAMILTON, OHIO

By: *[Signature]*
President, Board of County Commissioners

Approved as to Form for County by:

Prosecuting Attorney

And by: *[Signature]*
County Commissioner

And by: _____
County Commissioner

CERTIFICATE AUG 26 2008
FUNDING 050968 0000 7289
350,000.00
Asst. *[Signature]*

Date: *Aug 13*, 2008



Hamilton County

Board of County Commissioners

Todd Portune
President of the Board
Phone (513) 946-4401
Fax (513) 946-4446

David Pepper
Vice President
Phone (513) 946-4409
Fax (513) 946-4407

Pat DeWine
Phone (513) 946-4405
Fax (513) 946-4404

Room 603
County Administration Building
138 East Court Street
Cincinnati, Ohio 45202

TDD/TTY: (513) 946-4719
www.hamiltoncountyohio.gov

Patrick Thompson
Administrator
Phone (513) 946-4420
Fax (513) 946-4444

Jacqueline Panioto
Clerk of the Board
Phone (513) 946-4414
Fax (513) 946-4444

September 22, 2008

Ms. Kim Satzger
Port Authority
1014 Vine Street, Suite 1440
Cincinnati, Ohio 45202

Dear Ms. Satzger:

The Board of County Commissioners, at its meeting on September 10, 2008 adopted a resolution authorizing an amendment to Section 5(E) of the amended and restated agreement for the creation of the Port Authority.

I am enclosing a certified copy of said resolution for your records.

Very truly yours,

A handwritten signature in cursive script that reads "Jacqueline Panioto".

Jacqueline Panioto, Clerk
Board of County Commissioners
Hamilton County, Ohio

Enclosure
JP/das

On motion of Mr. Pepper, seconded by Mr. Portune the resolution was adopted.

COMRS MIN.
VOL 311

SEP 10 2008
IMAGE 17317

15-2
K. Satzger

**RESOLUTION AUTHORIZING AN AMENDMENT TO SECTION 5(E)
OF THE AMENDED & RESTATED AGREEMENT FOR
THE CREATION OF THE PORT AUTHORITY**

BY THE BOARD:

WHEREAS, a Resolution Authorizing the Amended & Restated Agreement for the Creation of a Port Authority was previously adopted by the Board on August 13, 2008 as recorded at Vol 311, Image 9799-9798; and

WHEREAS, the City and County have agreed to amend Section 5(E) of said Agreement; now, therefore;

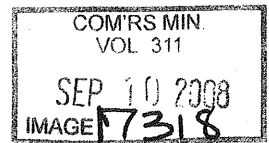
BE IT RESOLVED by the Board of Commissioners of Hamilton County, Ohio that the County Administrator is authorized and directed to execute an amendment to Section 5(E) of the current Amended and Restated Agreement for the Creation of a Port Authority to read as follows:

"Before exercising the power of eminent domain, the Port Authority shall obtain the approval of (i) Council if the subject property is, in whole or part, within the incorporated territory of the City or (ii) the BOCC if the property is, in whole or part, within the boundaries of the County but entirely outside of the incorporated territory of the City. The City or County shall respond to the Port Authority Board request within sixty days. If not affirmatively approved by the Council or BOCC within sixty days after delivery of an adopted Board resolution requesting any such approval, the request shall be deemed denied."

BE IT FURTHER RESOLVED that the Clerk of the Board be and hereby is authorized and directed to certify copies of this resolution to Kim Satzger, President of the Port Authority and the City of Cincinnati's Clerk of Council.

ADOPTED at a regularly adjourned meeting of the Board of Commissioners of Hamilton County, Ohio, this 10th day of September, 2009.

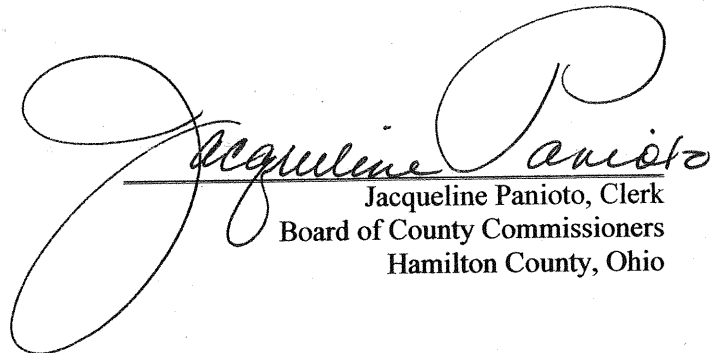
Mr. DeWine YES Mr. Pepper YES Mr. Portune YES



CERTIFICATE OF CLERK

IT IS HEREBY CERTIFIED that the foregoing is a true and correct transcript of a resolution adopted by the Board of Commissioners of Hamilton County, Ohio, in session the 10th day of September, 2008.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Official Seal of the Office of the Board of Commissioners of Hamilton County, Ohio the 10th day of September, 2008.


Jacqueline Panioto, Clerk
Board of County Commissioners
Hamilton County, Ohio

SJE
JPC/RAH

RESOLUTION NO. 47 - 2008

EXPRESSING City Council's commitment to the success of the revised Port Authority by recommending that the City Manager amend the Amended and Restated Agreement for the Creation of a Port Authority.

WHEREAS, on August 6, 2008, Council passed Ordinance 270-2008 authorizing the City Manager to enter into an Amended and Restated Agreement for the Creation of a Port Authority (the "Agreement"); and

WHEREAS, on August 13, 2008, the City and County completed execution of the Agreement; and

WHEREAS, the Board of Commissioners for Hamilton County, Ohio is proposing to amend Section 5.E. of the Agreement regarding the exercise of eminent domain powers by the Port Authority; and

WHEREAS, City Council, in order to promote uniformity with the County in the operation of the Port, also recommends that the City agree to such an amendment; now, therefore,

BE IT RESOLVED by the Council of the City of Cincinnati, State of Ohio:

Section 1. That the City Manager of the City of Cincinnati ("City") and the Board of Commissioners of Hamilton County ("BOCC" or "County") shall amend Section 5.E. of the Amended and Restated Agreement for the Creation of a Port Authority to read as follows:

Before exercising the power of eminent domain, the Port Authority shall obtain the approval of (i) Council if the subject property is, in whole or part, within the incorporated territory of the City or (ii) the BOCC if the property is, in whole or part, within the boundaries of the County but entirely outside of the incorporated territory of the City. The City or County shall respond to the Port Authority Board request within sixty days. If not affirmatively approved by the Council or BOCC within sixty days after delivery of an adopted Board resolution requesting any such approval, the request shall be deemed denied.

Section 2. That this resolution be spread upon the minutes of Council and copies sent to the City Manager and the Hamilton County Board of County Commissioners.

Passed September 10, 2008

Attest: William A. [Signature]
Clerk

[Signature]
Mayor

Submitted by Councilmember John Cranley



John R. Kasich, Governor
Mary Taylor, Lt. Governor
Craig W. Butler, Director

November 30, 2015

U.S. Environmental Protection Agency, Region 5
ATTN: Matthew Didier
77 West Jackson Blvd., Mail Code SE-7J
Chicago, IL 60604-3507

RE: Port of Greater Cincinnati Development Authority Cleanup Grant Proposal

Dear Mr. Didier:

I am pleased to offer Ohio EPA's support for the Port of Greater Cincinnati Development Authority (Port Authority) Cleanup Grant Proposal. The Port Authority is applying for a cleanup grant totaling \$200,000. We have worked with the Port Authority in the past and hope to be able to provide support to the Port Authority under the Assessment, Cleanup and Revolving Loan Fund Grant program established by the Small Business Liability Relief and Brownfield Revitalization Act (P.L. 107-118).

The funding the Port Authority is requesting under their cleanup grant proposal would be used to supplement the estimated \$4.0 million required to remediate and demolish the former Hudepohl Brewery site, and this funding would specifically be used to remediate asbestos in the remaining structures. This property is situated in a predominately heavy industrial area, west of downtown Cincinnati in the Queensgate neighborhood, and has been used for manufacturing purposes for approximately 150 years. If awarded, this grant would prepare the site for further redevelopment and assemblage, remove structural contamination and health and safety hazards, act as a catalyst for additional redevelopment and reinvestment in the surrounding area, and provide employment opportunities.

We look forward to working with the Port of Greater Cincinnati Development Authority and U.S. EPA on this project. If you have any questions, please do not hesitate to contact me at 614-644-2285.

Sincerely,

Amy Yersavich, Manager
Ohio Environmental Protection Agency
Site Assistance and Brownfield Revitalization

cc: Melissa S. Johnson, Director of Industrial Development & Logistics, Port of Greater Cincinnati Development Authority
Mike Starkey, Ohio EPA, DERR/SWDO



Port of Greater Cincinnati

DEVELOPMENT AUTHORITY

3 East Fourth Street, Suite 300
Cincinnati, Ohio 45202

513.621.3000

December 7, 2015

Mr. Matthew Didier
U.S. EPA Region 5
77 West Jackson Boulevard
Mail Code SE-7J
Chicago, IL, 60604-3507

Re: U.S. EPA Brownfield Cleanup Grant Cost-Share Documentation: former Hudepohl Brewery

Dear Mr. Didier:

This letter serves as a commitment from the Port of Greater Cincinnati Development Authority to provide the 20% or \$40,000, voluntary cost sharing in support of the *FY 2016 Brownfield Cleanup Grant* being submitted as a proposal to the U.S. Environmental Protection Agency for the former Hudepohl Brewery located in the Queensgate neighborhood of Cincinnati, Ohio. This \$40,000 cost share, subject to board approval, will be provided to cover expenses associated with above-ground remediation.

In accordance with U.S. EPA guidelines, this cost share will not be included as contributions for any other project or program and will not be covered by any other federal award, unless approved by the awarding agency. I confirm that the Port of Greater Cincinnati Development Authority will document the effort on this award in accordance with U.S. EPA guidelines.

Sincerely,

Laura N. Brunner
President & CEO

Analysis of Brownfield Cleanup Alternatives (ABCA) for Hudepohl Brewery Site

Introduction & History

The Port of Greater Cincinnati Development Authority (Port Authority) has developed a draft proposal to submit to the United States Environmental Protection Agency (USEPA) requesting a \$200,000 grant to fund asbestos abatement cleanup activities at the site of the former Hudepohl Brewery, a brownfield property.

The property, located at 801 West 6th Street in the Queensgate neighborhood of Cincinnati, Ohio, initially operated as a brewery from 1860 until 1919. During Prohibition in the mid- to late- 1920s, the property was utilized primarily as an ice cream factory with minor use for warehousing and milk product processing.

The Hudepohl Brewing Company acquired the property in 1935 and operated as a brewery until 1987. Since that time, the facility has remained generally vacant with minor use for storage.

The property is comprised of approximately 1.611 acres. It contained nine (9) brewery buildings and a covered shipping yard. Some of the buildings have been demolished, although boiler houses, fermentation/racking, bottling and barrel buildings remain. A significant portion of the property is covered in demolition debris. The debris is believed to have resulted from building demolition conducted in 1995-1997 and 2005-2006 by the previous owners.

Environmental Background

October 2009-Phase I Property Assessment

ATC Associates Inc. (ATC) completed an Ohio Voluntary Action Program (VAP) Phase I Property Assessment for the Former Hudepohl Brewery property on behalf of the previous owners.

Six conditions of potential concern were recognized at the property:

- i. The past use of the property for industrial purposes
- ii. The presence of small quantities of residual chemicals and petroleum products
- iii. The presence of widespread floor staining and discoloration associated with general industrial use
- iv. The past presence of electric generators and associated electrical equipment at the property
- v. The presence of suspect Asbestos Containing Materials (ACMs) in on-site buildings
- vi. The likely presence of lead-based paint (LBP) on structures given the age of the facility

December 2010-Phase II Property Assessment

ATC completed a VAP Phase II Property Assessment at the Former Hudepohl Brewery property on behalf of the City of Cincinnati. Funding for the Phase II Assessment came from a Clean Ohio Assistance Fund (COAF) grant.

The VAP Phase II Property Assessment included:

- 35 soil samples from 19 soil borings and three (3) test pits;
- Installation and sampling of five (5) permanent monitoring wells;
- Wipe and concrete core samples for PCBs; and
- Lead paint and asbestos surveys

Soil samples revealed arsenic, lead, polycyclic aromatic hydrocarbon (PAH), and total petroleum hydrocarbon (TPH)-related contamination at the property with risk values in excess of goals. Asbestos was also detected in debris which was used to fill in cellars under the previously demolished buildings. The area impacted by comingled demolished debris is estimated at 30 feet deep over 3/4 acres.

Tetrachloroethene (TCE) was detected in groundwater above potable use standards. TCE in groundwater has the potential to volatilize and present additional risk via the indoor air pathway. The risk from TCE in groundwater was not quantified as part of the ATC report. Approximately 4,200 square feet of flooring and roughly the same amount of roofing material was found to be contaminated with PCBs, although neither of these sources is believed to have impacted the subsurface based on the results of concrete core samples. ACMs and lead based paint were identified in multiple locations at the property. ATC recommended the removal and abatement of these materials prior to reuse.

February 2013-Phase I Property Assessment Update

PANDEY Environmental, LLC (PANDEY) completed an Ohio VAP Phase I Property Assessment Update at the Former Hudepohl Brewery property on behalf of the Port Authority prior to acquisition.

The update included a site reconnaissance, a review of selected local, state, and federal regulatory records, interviews with site personnel and agencies familiar with the site, and review of available previous environmental investigation documents.

Based on visual observations and information reviewed, it was PANDEY's recommendation that a Phase II Property Assessment Update be conducted at the property to investigate impacts to the soil and/or groundwater from releases of hazardous substances and/or petroleum products.

February 2013-Phase II Property Assessment Update

PANDEY completed a VAP Phase II Property Assessment Update for the Former Hudepohl Brewery property on behalf of the Port Authority prior to acquisition.

Analysis and interpretation of data gathered as part of the assessment led to the following conclusions:

- The property exceeds risk goals for soil direct contact for the commercial/industrial and construction worker receptor scenarios.

- Groundwater at the property exceeds VAP Unrestricted Potable Use Standards due to detections of trichloroethene originating off-site.
- It is recommended that the existing production well be properly abandoned and a ground water use restriction be implemented.
- Building materials were found to be contaminated with hazardous substances including asbestos and PCBs.
- Debris used to fill the cellars of the demolished structures is contaminated with asbestos.

May 2014-Continuing Obligations Plan

PANDEY completed a Continuing Obligations Plan for the Former Hudepohl Brewery property on behalf of the Port Authority on May 09, 2014. The purpose of this Continuing Obligations Plan is to outline land use restrictions, institutional controls and reasonable steps that should be taken with respect to identified contaminants in order to stop continuing releases, prevent threatened future releases, and prevent or limit human, environmental or natural resource exposure to the contaminants. The Port Authority acquired the property on May 20, 2014.

Applicable Regulations and Cleanup Standards

- Asbestos abatement activities are required to be completed to protocols set forth under OAC 3745.20 and USEPA's National Emissions Standards for Hazardous Air Pollutants (NESHAP) Regulation 40 Code of Federal Regulations (CFR) Part 61, Subpart M. NESHAP Regulation 40 CFR Part 61, Subpart M is the standard for hazardous air pollutants, as it pertains to asbestos, and is enforced by USEPA.
- OAC 3745.20 pertains specifically to asbestos emission control, which includes regulations regarding asbestos including abatement, demolition, renovation, repair, enclosure, disposal, notifications, inspections, reporting, and operations and maintenance and is enforced by the Ohio EPA.
- OAC 3701.31 includes regulations regarding the Ohio Department of Health's (ODOH) Asbestos Program that licenses and certifies companies and persons directly involved with the asbestos abatement industry. The program regulates contractors performing asbestos removal projects, project supervisors, project designers, workers removing asbestos, persons inspecting buildings for ACM and developing plans to manage asbestos found in a facility, persons conducting air sampling for asbestos and the companies that provide required asbestos training.

Evaluation of Cleanup Alternatives

Based on the Continuing Obligations Plan, the Port Authority has identified three potential cleanup alternatives for the site:

1. No Action
2. Containment of asbestos
3. Removal of asbestos

Alternative #1 – No Action

This alternative would involve no remedial activities at the site, leaving it in its current state of disrepair.

Alternative #2 – Containment of the Asbestos

This alternative includes engaging an asbestos abatement contractor to secure loose asbestos within the buildings in order to limit releases from the site. This may involve containerizing or properly disposing of loose asbestos, sealing of doors and windows with plastic or temporary walls, and similar measures. Areas with loose, friable asbestos remaining should not be open to the outdoors and should have appropriate warning signs posted at entry points.

Alternative #3 – Removal of the Asbestos

This alternative includes the full removal of ACMs within the buildings at the property. An asbestos abatement contractor would follow proper protocol and remove all of the asbestos from within the buildings, allowing for demolition of the buildings.

Evaluation of Cleanup Alternatives

Potential cleanup alternatives were evaluated based on the following criteria: effectiveness, implementation feasibility, remedial costs, and general reasonableness.

Alternative #1 – No Action

Effectiveness – The No Action Alternative is not effective because it does nothing to address the toxicity, mobility, or volume of contamination on site. It also constrains and potentially eliminates any practical redevelopment.

Implementation Feasibility – This alternative is easily implemented.

Remedial Costs – There is no cost for this alternative.

General Reasonableness – This alternative provides no long-term management of the site's containment and effectively prohibits site development. As a result, this is not a reasonable cleanup option.

Alternative #2 – Containment of the Asbestos

Effectiveness – This alternative offers limited, short-term protection to only *portions* of the property. A containment strategy provides a temporary barrier to compromised ACM and does not fully eliminate risk. Threat to human health and the environment remains.

Implementation Feasibility – Implementation of this alternative is feasible, but cannot address site-wide ACM. The permanence of this alternative is limited to approximately 12 months. (*The Port Authority, under the Continuing Obligations Plan, instituted this alternative in July 2014.*)

Remedial Costs – Investment for containment is approximately \$35,000-\$50,000. Reoccurring investment will be necessary in order to maintain limited exposure at the site until remedial funds can be identified.

General Reasonableness – This alternative provides only short-term management of the site's contamination and continues to prohibit potential site redevelopment. The need for continual re-investment while not affecting remediation makes this alternative cost-prohibitive.

Alternative #3 – Removal of the Asbestos

Effectiveness – This alternative is highly effective. A full ACM abatement, of *all* structures, will eliminate threat to human health and the environment.

Implementation Feasibility – Implementation of this alternative is feasible, but only with financial assistance from several sources. Implementation is currently stalled by funding.

Remedial Costs – Cost estimates for full structural ACM abatement is estimated at \$650,000-\$700,000. The Port Authority has identified potential funds at JobsOhio to supplement the \$200,000 request for USEPA grant funds. The Port Authority has invested approximately \$35,000 in the property to date.

General Reasonableness – This alternative removes barriers to redevelopment and structural demolition enabling the Port Authority to further position the property for redevelopment and assemblage with surrounding parcels.

Recommended Cleanup Alternative

The recommended cleanup alternative is Alternative #3 – Removal of the Asbestos. Without cleanup or removal of the ACM, the Site will always contain asbestos contaminated material; and therefore, will have a continued risk to human health through exposure to airborne asbestos fibers.

The long term solution of removal and proper disposal of ACM from the site is the only alternative that allows the Port Authority to move forward with the continued evaluation, cleanup and development of the site.

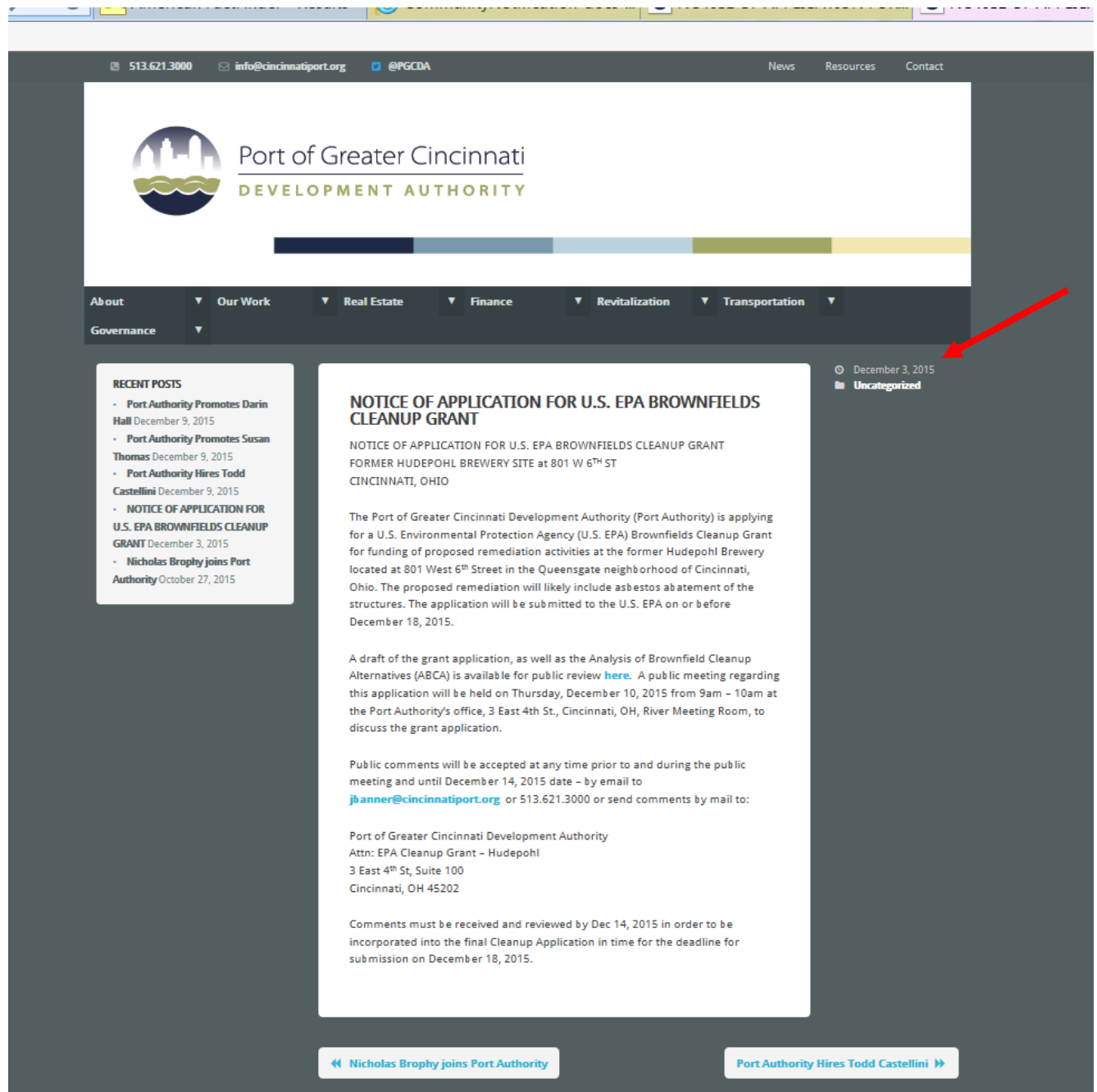
Port of Greater Cincinnati Development Authority 2016 Brownfields Cleanup Grant Application *Documentation of Community Notification*

SCREEN SHOTS OF PUBLIC NOTIFICATION POSTING

Screen capture of website notification posting at url:

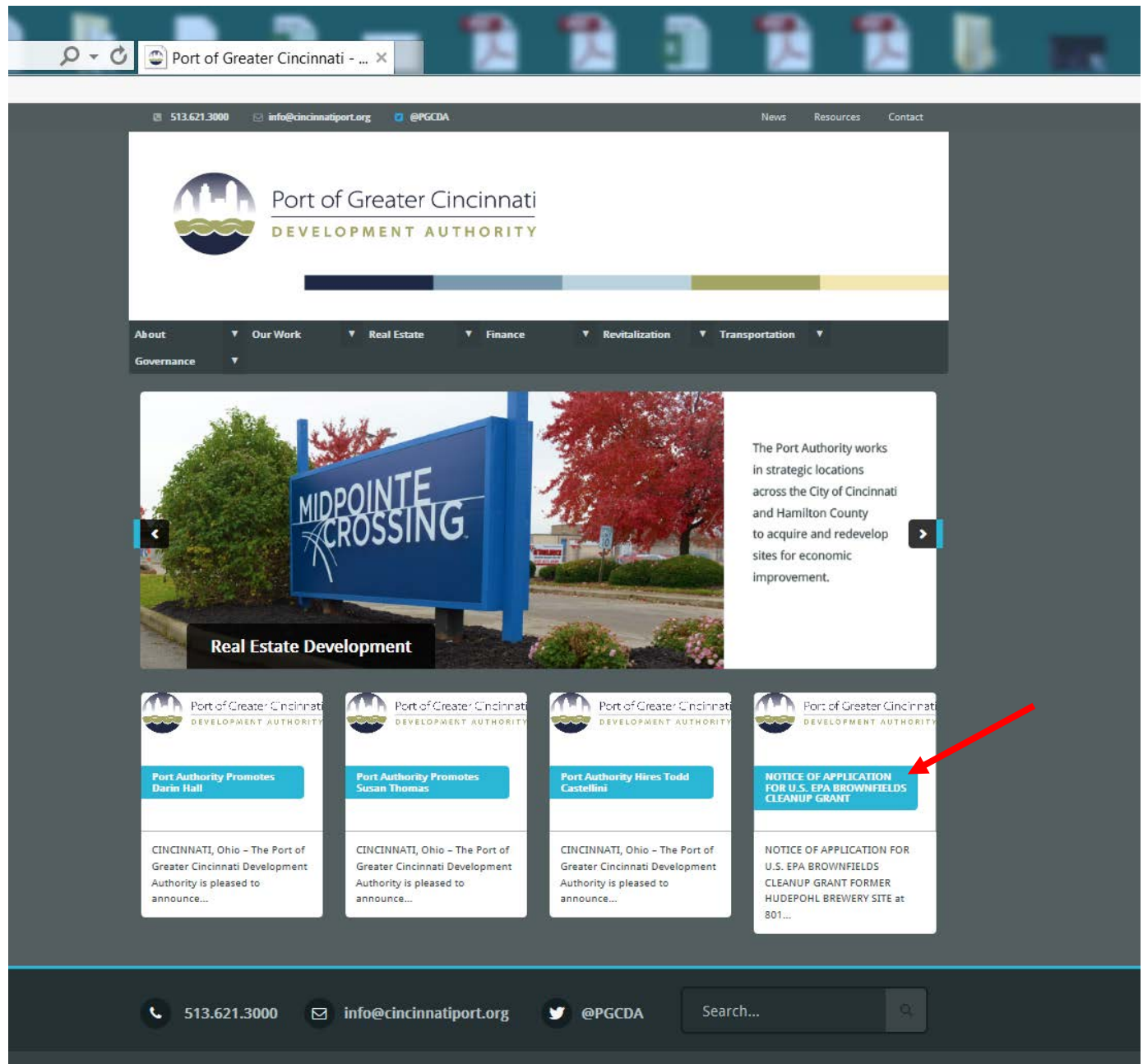
<http://www.cincinnatiport.org/notice-of-application-for-u-s-epa-brownfields-cleanup-grant/>

with date stamp of 12/3/2015:



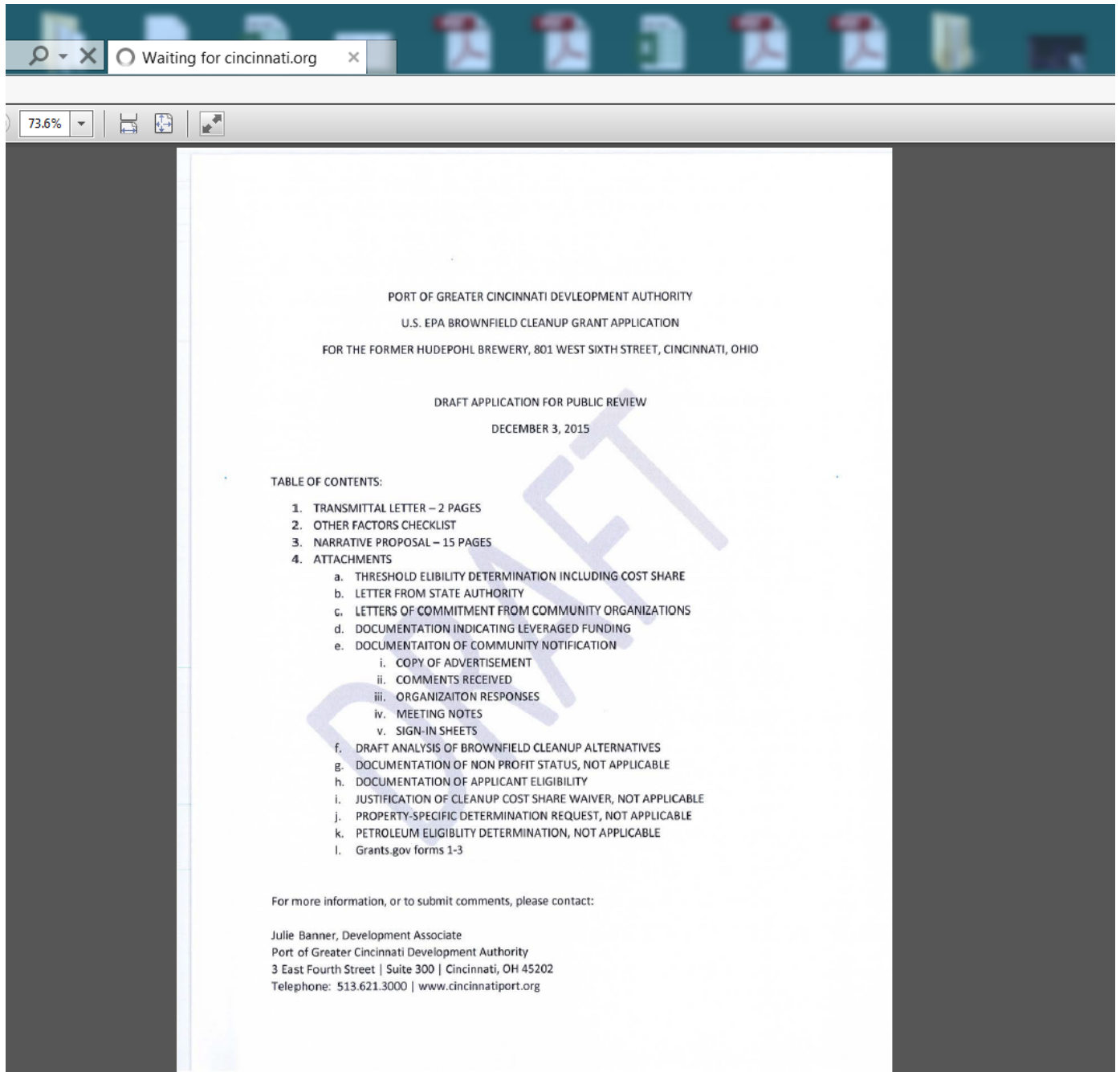
Port of Greater Cincinnati Development Authority 2016 Brownfields Cleanup Grant Application
Documentation of Community Notification

Screen capture of Port Authority home page featuring link to public notification at url:
<http://www.cincinnatiport.org/> on 12/3/2015



Port of Greater Cincinnati Development Authority 2016 Brownfields Cleanup Grant Application
Documentation of Community Notification

Screen capture of draft Grant application at url: <http://www.cincinnatiport.org/wp-content/uploads/EPA-Cleanup-Notification2.pdf> on 12/3/2015



Attachment B

**Letters of Commitment from All Community Organization Identified in the Community Engagement
and Partnerships Ranking Criterion**

December 11, 2015

Laura Brunner
President & CEO
Port of Greater Cincinnati Development Authority
3 East Fourth Street, Suite 300
Cincinnati, Ohio 45202

Re: Letter of Support for U.S. EPA Brownfields Cleanup Grant

Dear Ms. Brunner:

I am writing to express strong support of the Port of Greater Cincinnati Development Authority's application for a U.S. Environmental Protection Agency (EPA) Brownfield Cleanup Grant, to be used at the former Hudepohl Brewery. The Cincinnati Health Department is dedicated to improving the health and wellness of people who live, work, or play in Cincinnati, through the efforts of more than 400 doctors, nurses, dentists, dental workers, pharmacists, dieticians, lead experts, sanitarians, physical plant members, IT specialists, pest control operators, licensed risk assessors, and administrative support staff, as well as collaborations with other agencies, organizations, government and community partners.

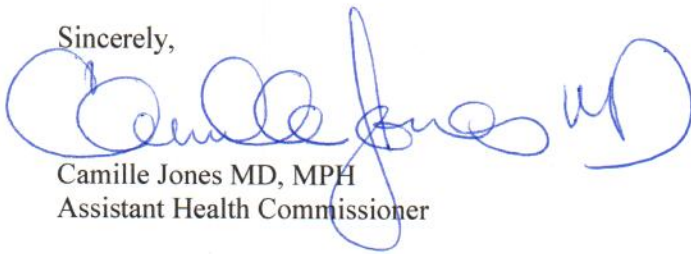
Cincinnati is an older industrial city with a poverty rate of 30%, neighborhoods with life expectancy of 68 years, 10 years lower than the national average, and a significant number of old brownfield sites that require cleanup. If awarded, the EPA cleanup funds provided through this grant will improve the health and welfare of the people who live and work near the former Hudepohl Brewery. The mitigation of exposure to environmental contaminants from this site is critical to continuous improvement of the environmental quality in the Queensgate neighborhood.

Upon the Port Authority's successful receipt of EPA Cleanup funding, our role will include:

- participating in community meetings and outreach events for the redevelopment project;
- providing feedback about sites or areas of concern within the Queensgate neighborhood and;
- providing health code citation data for properties located near the former Hudepohl Brewery to aid in additional funding and revitalization of the area.

Thank you for the opportunity to express our support for this grant application. We strongly encourage the EPA to award a grant to the Port Authority.

Sincerely,



Camille Jones MD, MPH
Assistant Health Commissioner

December 2, 2015

Laura Brunner
President & CEO
Port of Greater Cincinnati Development Authority
3 East Fourth Street, Suite 300
Cincinnati, Ohio 45202

Re: Letter of Support for U.S. EPA Brownfield Cleanup Grant – Hudepohl Property,
801 W. Sixth Street, Cincinnati, Ohio

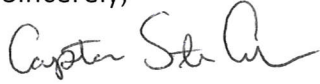
Dear Ms. Brunner:

The purpose of this letter is to provide support from the Cincinnati Fire Department to the Port of Greater Cincinnati Development Authority in its pursuit of cleanup funding from the United States Environmental Protection Agency to abate asbestos within the Hudepohl structure located at 801 W. Sixth Street. The importance of EPA grant funding to address this site is dire, as evidenced by recent activities at the site including:

- In February of 2014, a vacant building fire occurred at the site. During these type of occurrences, firefighters may encounter open shafts or holes in the floor that would not be found in occupied structures. Deterioration from age of the structure and the effects of weather can weaken floors and other building components, causing significant hazards for fire response personnel. In the case of the 2014 fire, the blaze was contained with no injuries to those that were inside, but many hazards remain in the building due to previous fire damage and scrapping operations. In addition, property conditions at the site have continued to deteriorate with noted fire code violations, no utilities, boarded windows, missing exterior walls, and multiple incidences of trespassing.
- Most recent, in September 2015, a trespassing event resulted in injury and required the response of 22 firefighters, utilization of Engine 29, Ladder 29, Heavy Rescues 14 and 9, Medic 17, and took over 30 minutes for the rescue of the individual from the bottom of the elevator shaft.

The Fire Department recognizes there is a strong correlation between brownfields and safety. We ask for the strong consideration by EPA of your application and the positive change that a cleanup grant award could have on the property and specifically, the entire Queensgate neighborhood.

Sincerely,

A handwritten signature in black ink, appearing to read "Captain Steve Coldiron". The signature is fluid and cursive, with the first name "Captain" written in a smaller, more legible script than the last name "Coldiron".

Steve Coldiron

Captain, Cincinnati Fire Department

Steve.Coldiron@Cincinnati-oh.gov

(513)357-7597



1223 Jefferson Avenue
Cincinnati, Ohio 45215

December 11, 2015

Laura Brunner
President & CEO
Port of Greater Cincinnati Development Authority
3 East Fourth Street, Suite 300
Cincinnati, Ohio 45202

Re: Letter of Support for U.S. EPA Brownfield Cleanup Grant

Dear Ms. Brunner:

Thank you for reaching out to the Mill Creek Watershed Council regarding the Port Authority's endeavor to apply for grant funding from U.S. Environmental Protection Agency.

The Mill Creek Watershed Council of Communities enables Mill Creek communities to protect and enhance the value of the Mill Creek, its tributaries, and watershed. Through collaborative action, the Council strives to make the Mill Creek area a more desirable place to live, work, and play. We provide a forum for making watershed-based decisions among the 37 political jurisdictions in the 166-square mile drainage by undertaking initiatives and projects that create direct environmental and economic improvement in the Mill Creek Watershed. An Action Plan for the Mill Creek Greenway identifies a New Park at the Mouth of Mill Creek and a Proposed Greenway Trail connector with Downtown. The former Hudepohl Brewery is immediately adjacent to the proposed greenway connector. Cleanup of the site would provide benefit to the new proposed greenway connector to Downtown, and promote quality of life and multi-modal walkability and biking opportunities.

We understand the grant you are seeking will allow environmental cleanup at the former Hudepohl Brewery located in the Mill Creek neighborhood of Queensgate.

Our role to support you in this grant is to:

- share information about the project with our members and through our website;
- participate in community outreach opportunities and provide feedback on site redevelopment and cleanup planning and;

Where there is a mutual benefit, we are committed to partnerships that will leverage additional benefits for the watershed. We look forward to working with the Port Authority on this very important project.

Sincerely,

A handwritten signature in black ink, appearing to read "J. Eismeier".

Jennifer Eismeier, Executive Director
Mill Creek Watershed Council of Communities

Mill Creek Watershed Council of Communities

1223 Jefferson Avenue Cincinnati, Ohio 45215
P: 513.563.8800 Email: info@millcreekwatershed.org Website: www.millcreekwatershed.org



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Director*

Doris Reese Bell
Office Manager

Alan Edwards
Youth Leader

December 15, 2015

Laura Brunner
President & CEO
Port of Greater Cincinnati Development Authority
3 East Fourth Street, Suite 300
Cincinnati, Ohio 45202

Re: Letter of Support for U.S. EPA Brownfield Cleanup Grant

Dear Laura:

On behalf of Groundwork Cincinnati/Mill Creek, I am writing this letter to support the Port of Greater Cincinnati Development Authority's Brownfield Cleanup grant application for the former Hudepohl Brewery. These funds will help complete needed cleanup of the property.

Because mobility and access are critical issues for economically distressed Mill Creek neighborhoods, Groundwork Cincinnati and its public/private partners have just completed a plan for a Cincinnati Connects urban loop trail that will connect city residents to hundreds of destinations, including job centers, schools, and medical services. When complete, the urban loop trail will create a 42-mile off-road trail system so people of any ability and income can travel safely throughout the city without a vehicle.

The Cincinnati Connects Plan calls for a "Queensgate Connector," a new trail to connect the Mill Creek Greenway Trail to the Ohio River, the planned Price Landing park, the Ohio River Trail West, and the downtown Cincinnati riverfront. Our preliminary engineering plans indicate that the Queensgate connector will border the Hudepohl property.

As a new member of the Port's Brownfield Coalition, Groundwork Cincinnati understands that should the EPA grant be awarded, we may be helpful in the following ways:

- Providing feedback on cleanup planning and redevelopment options at the site including potential connection with the trail plan and opportunities for green buffers; and
- Participating in community outreach and share information about the project with our members throughout the grant implementation.

We look forward to working with the Port on this very important project. Funding like this is vital to moving key properties along the Greenway and its planned connectors forward. Please call me at 513-731-8400 if we can answer any questions or assist in any way with your efforts.

Sincerely,

Robin Corathers

Robin Corathers
Executive Director

1617 Elmore Court
Cincinnati, Ohio 45223

T: 513-731-8400
F: 513-731-8404
E: info@groundworkcincinnati.org
www.groundworkcincinnati.org



14 W 15th St. A
Cincinnati, Ohio 45202
513.621.2453
cincyredbike.org

December 11, 2015

Laura Brunner
President & CEO
Port of Greater Cincinnati Development Authority
3 East Fourth Street, Suite 300
Cincinnati, Ohio 45202

Re: Letter of Support for U.S. EPA Brownfield Cleanup Grant

Dear Ms. Brunner:

Red Bike is pleased to submit this letter of support to the Port of Greater Cincinnati Development Authority to seek grant funding from U.S. Environmental Protection Agency (EPA) for the cleanup of the former Hudepohl Brewery.

With 39 locations within the city of Cincinnati and a total of 50 throughout the region, Red Bike is committed to providing a zero-hassle, zero-emissions transportation option. In its first 14 months, Cincinnati's bike share system is having a positive effect on the transportation, health, and environmental needs of the region. The Port of Greater Cincinnati Development Authority is an essential partner in Red Bike's expansion plans for 2016.

Red Bike recognizes the importance of working with the Port Authority to address issues at the former Hudepohl Brewery and ensure the safety of our communities. With our focus on the health and environmental needs of the community, Red Bike appreciates the value and importance of EPA funding to our region to address environmental issues and redevelop properties that will create safer environments for our riders. Upon successful receipt of EPA funding, we pledge to support the Port in the following roles:

- Participate in community outreach and share information about the redevelopment project;
- Provide feedback on any existing and future cleanup plans for the site and adjacent properties.

We hope that EPA will look favorably upon the Port Authority's application for brownfields funding. Please call me at 513-621-2453 if we can answer any questions or assist in any way with your efforts.

Sincerely,

Jason Barron
Executive Director



1203 Walnut St, 4th Floor
Cincinnati, OH 45202
p: 513.621.4400
f: 513.621.5900
www.3cdc.org

December 10, 2015

Laura Brunner
President & CEO
Port of Greater Cincinnati Development Authority
3 East Fourth Street, Suite 300
Cincinnati, Ohio 45202

Dear Laura:

The Cincinnati Center City Development Corporation (3CDC) is a private, non-profit, real estate development and finance organization focused on revitalizing Cincinnati's urban core in partnership with the City of Cincinnati and the Cincinnati corporate community. To date, the work of the 3CDC Board of Directors has resulted in \$843 million in total project costs in downtown and Over-the-Rhine. This investment has yielded 144 buildings restored, 50 new buildings constructed, 10 acres of restored civic space, 1,113 housing units, 156 hotel rooms, 845,000 SF of commercial space, 2,656 parking spaces, and 328 shelter beds.

A portion of those 328 shelter beds are located adjacent to the former Hudepohl Brewery in the Queensgate neighborhood, built in partnership with an organization called Shelterhouse as part of the City's "Homeless to Homes" plan. Shelterhouse operates Cincinnati's largest emergency shelter, providing basic human services to over 3,000 people annually. Its former facility lacked the operational and physical infrastructure to keep up with daily demand, but this new facility allows for smaller sleeping quarters for added privacy and cleanliness, full day services for expanded daytime programming, a modern kitchen serving 3 daily meals, updated laundry facilities, and a permanent cold shelter for overflow capacity during the coldest months of the year. The 150-bed David & Rebecca Barron Center for Men is on its way to becoming a model for the transformational impact of high-quality residential and treatment facilities for the homeless.

Laura, 3CDC applauds your efforts to continue to address important issues of economic development, health, and the environment in the neighborhood surrounding the new David & Rebecca Barron Center for Men. This letter expresses our support and commitment to your effort to apply for U.S. Environmental Protection Agency (EPA) Brownfield Cleanup grant for the former Hudepohl Brewery adjacent to the new shelter. Like the Barron Center, reuse of the former Hudepohl Brewery site has the same potential for job creation and business expansion.

We are committed to supporting your efforts on this important project and overall initiative to create additional jobs within the community. Please contact me at 513.977.8001 if I can provide additional information or be of reference.

Sincerely,



Stephen G. Leeper
President & CEO



December 3, 2015

Ms. Laura Brunner
President and CEO
Port of Greater Cincinnati Development Authority
3 East Fourth Street, Suite 300
Cincinnati, Ohio 45202

Re: Letter of Support for U.S. EPA Brownfield Cleanup Grant

Dear Laura:

The Cincinnati Museum Center is pleased to submit this letter of support to the Port of Greater Cincinnati Development Authority to seek grant funding from U.S. Environmental Protection Agency (EPA) for cleanup of the former Hudepohl Brewery.

Located in the Queensgate neighborhood of Cincinnati, the Cincinnati Museum Center is a one-of-a-kind, multi-museum complex housed in Union Terminal, an historic Art Deco train station and National Historic Landmark. Our permanent and temporary exhibits are supported and complemented by a state-of-the-art collections and research facility, the Geier Collections & Research Center. The Museum Center's collection encompasses more than 1.8 million artifacts, art works and archives and is incorporated into our exhibition, research and education programs.

Our Geier Collections & Research Center is located directly adjacent to the former Hudepohl Brewery. Deteriorating property conditions at the site are accelerating, with noted fire code violations, no utilities, boarded windows, missing exterior walls, and continual appeal to trespassers. The building continues to be a nuisance to our ongoing business operations.

EPA grant funding for this cleanup effort is an important step towards the revitalization initiatives happening in our neighborhood. The Cincinnati Museum Center recognizes there is a strong correlation between the brownfields, low property values, abandoned parcels, and low-income and minority populations, all of which are especially prevalent in the proximity of this project.

We appreciate your work to address this issue and advance the economy of our region to rebuild a thriving corridor in Queensgate. We hope that the EPA strongly considers your application and the positive change this grant award could have on our community.

Sincerely,

A handwritten signature in blue ink, appearing to read "Elizabeth W. Pierce", written over a circular blue stamp or seal.

Elizabeth W. Pierce
President and CEO

EWP/mk



Queensgate Business Alliance 1301 Western Avenue Cincinnati, OH 45203

December 1st, 2015

Laura Brunner
President & CEO
Port of Greater Cincinnati Development Authority
3 East Fourth Street, Suite 300
Cincinnati, Ohio 45202

Subject: U.S. EPA Cleanup Grant – Hudepohl Brewery

Dear Ms. Brunner:

The Queensgate Business Alliance is pleased to provide this letter of support for the Port of Greater Cincinnati Development Authority's U.S. Environmental Protection Agency (EPA) Cleanup Grant proposal for the former Hudepohl Brewery.

The Queensgate Business Alliance advances the interests of businesses located in the Queensgate neighborhood, located in the South Mill Corridor of the city of Cincinnati. Founded in 2006, the Alliance is the voice for companies operating in Queensgate. The Alliance is a coalition of member businesses focused on growing the economic strength of Queensgate.

The businesses and employees that occupy our neighborhood and participate within our organization are passionate about Cincinnati's success. Upon successful receipt of EPA funding, our role will be to support the Port Authority through hosting community meetings to update area businesses on the remediation process and work to identify opportunities for redevelopment of the site. We will dedicate approximately two (2) hours per month over the grant implementation period towards these efforts.

These efforts tie to our mission and goals which include:

- *to aid in obtaining or improving necessary or beneficial services for Queensgate area businesses;*
- *to encourage and stimulate community development and improvements in business conditions in the area and;*
- *to expand employment and to enable business to increase their economic strength and improve their competitive position;*

We are committed to working with the Port Authority to address brownfield sites located in our neighborhood. We appreciate your interest in helping Queensgate and hope that the EPA seriously considers your application and the positive impact a grant award could have on our community.

Sincerely,

David Noell

Queensgate Business Alliance, President

dnoell2121@gmail.com

513.616.2121

December 2, 2015

Laura Brunner
President & CEO
Port of Greater Cincinnati Development Authority
3 East Fourth Street, Suite 300
Cincinnati, Ohio 45202

Re: Letter of Support for U.S. EPA Brownfields Cleanup Grant

Dear Ms. Brunner:

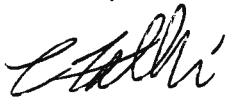
I am writing in support of the Port of Greater Cincinnati Development Authority's U.S. Environmental Protection Agency (EPA) Brownfield Cleanup Grant proposal. This cleanup grant for the former Hudepohl Brewery will improve the health and welfare of the people who live and work near the project site and in the Queensgate neighborhood.

The City of Cincinnati Office of Environment & Sustainability promotes sustainability and the practice of good environmental stewardship. The Office of Environment & Sustainability is active in air quality, brownfield redevelopment, climate protection, energy management, environmental compliance, urban agriculture and recycling.

Upon successful receipt of funding, our role will be to assist the Port Authority with any sustainability related needs and provide advocacy for the brownfield project in community involvement and education. We pledge two (2) in-kind service hours per month over the grant period.

Brownfield assessment, cleanup, and redevelopment are vital to continued economic development, strategic land use, and environmental quality in our region. For this reason, we strongly believe that the U.S. EPA should award a grant to the Port Authority for the remediation of the former Hudepohl Brewery.

Sincerely,



Larry Falkin
Director



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December 10, 2015

Laura Brunner
President & CEO
Port of Greater Cincinnati Development Authority
3 East Fourth Street, Suite 300
Cincinnati, Ohio 45202

Re: Letter of Support for U.S. EPA Brownfield Cleanup Grant

Dear Ms. Brunner,

The Boys & Girls Clubs of Greater Cincinnati is pleased to submit this letter of support to the Port of Greater Cincinnati Development Authority to seek grant funding from U.S. Environmental Protection Agency (EPA) for the cleanup of the former Hudepohl Brewery.

Located in the Queensgate neighborhood of the city of Cincinnati, the Boys & Girls Clubs of Greater Cincinnati is dedicated to changing lives and building great futures for kids in need of a safe and positive place. The Boys & Girls Clubs of Greater Cincinnati serves a diverse and vulnerable population with 90 percent of our children being economically disadvantaged. Forty-four percent of our children are between the ages of 5-9 years old. Currently, childhood obesity is at an all-time high, poor oral health is a leading cause of absenteeism in primary schools around the nation, and little importance is placed on healthy living. The Boys & Girls Clubs of Greater Cincinnati are dedicated to helping combat the crises at hand with intentional, proven methods of getting the kids in our community healthy and back on track.

We recognize the importance of working with the Port Authority to address issues at the former Hudepohl Brewery and improve the health and safety of our neighborhood. We understand the value and importance of EPA funding to our neighborhood to address environmental issues and redevelop properties that will create opportunities for our kids. Upon successful receipt of EPA funding, we pledge to support you in the following roles:

- participate in community outreach and share information about the redevelopment project;
- provide feedback on any existing and future cleanup plans for the site and adjacent properties.

We hope that EPA will look favorably upon the Port Authority's application for brownfields funding. Please call me at 513-421-8909 x11 if we can answer any questions or assist in any way with your efforts.

Sincerely,

Brent Seelmeyer
President

600 Dalton Ave. Cincinnati, OH 45203 | P:513.421.8909 | F:513.421.8913 | www.bgcgc.org
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December 3, 2015

Laura Brunner
President & CEO
Port of Greater Cincinnati Development Authority
3 East Fourth Street, Suite 300
Cincinnati, Ohio 45202

Re: Letter of Support for U.S. EPA Brownfield Cleanup Grant

Dear Laura:

CBT Solutions is pleased to submit this letter of support to the Port of Greater Cincinnati Development Authority to seek grant funding from U.S. Environmental Protection Agency for cleanup of the former Hudepohl Brewery.

CBT is southwest Ohio's leading full-line industrial automation supplier, with over 170 employees. Our two Queensgate facilities are located directly adjacent to the former Hudepohl Brewery. Property conditions at the site are horrendous with, among others, noted fire code violations, no utilities, boarded windows, missing exterior walls, and continual appeal to trespassers who venture onto the site at their own peril. The building continues to be an eyesore, an ongoing safety concern and a continuous disruption to our daily business operations. Further, the facilities drive incremental maintenance costs for CBT and clearly diminish the value associated with properties in the neighborhood.

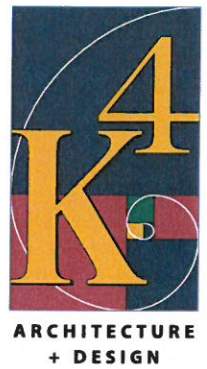
EPA grant funding for this cleanup effort is an important step towards the revitalization initiatives contemplated in our neighborhood. CBT recognizes there is a strong correlation between the improvement in brownfield sites and the subsequent community friendly redevelopment implications within the improved neighborhood.

We appreciate your work to address this issue and advance the economy of our region to rebuild a thriving advanced manufacturing corridor in Queensgate. We hope that the EPA strongly considers your application and the positive change this grant award could have on our community.

Sincerely,



Jerry Reichert
Senior Vice President and General Manager



December 2, 2015

Laura Brunner
President & CEO
Port of Greater Cincinnati Development Authority
3 East Fourth Street, Suite 300
Cincinnati, Ohio 45202

Re: Letter of Support for U.S. EPA Brownfield Cleanup Grant

Dear Laura:

I am writing in support of the Port of Greater Cincinnati Development Authority's U.S. Environmental Protection Agency (EPA) Brownfields Cleanup Grant proposal for the former Hudepohl Brewery.

K4 Architecture + Design is a total solutions provider of architecture, interior design, graphic design, and construction management services. Located in the Queensgate neighborhood, K4 contributes significantly to the local economic base of the neighborhood. We support the Port Authority's strategic planning efforts to catalyze growth for long-term development and mitigate chronic environmental issues in its application for a U.S. EPA Brownfields Cleanup grant.

As an adjacent property owner to the former Hudepohl Brewery, the building continues to be a nuisance to our ongoing business operations. Worsening property conditions at the site include noted fire code violations, no utilities, boarded windows, missing exterior walls, and continual appeal to trespassers.

EPA grant funding for this cleanup effort is an important step towards the revitalization initiatives happening in our neighborhood. Our business is passionate about our community and is actively involved in helping to make it a better place to invest.

We appreciate your work to address this issue and advance the economy of our region to rebuild a thriving corridor in Queensgate. We hope that the EPA strongly considers your application and the positive change this grant award could have on our community.

Sincerely,

A handwritten signature in blue ink, reading 'Jeffrey C. Klump', with a stylized flourish at the end.

Jeffrey C. Klump
President
K4 Architecture + Design

Attachment C

Documentation Indicating Leveraged Funds Are Committed to the Project



Port of Greater Cincinnati

DEVELOPMENT AUTHORITY

3 East Fourth Street, Suite 300
Cincinnati, Ohio 45202

513.621.3000

December 7, 2015

Mr. Matthew Didier
U.S. EPA Region 5
77 West Jackson Boulevard
Mail Code SE-7J
Chicago, IL, 60604-3507

Re: Commitment of In-kind support from Staff for U.S. EPA Brownfield Cleanup Grant

Dear Mr. Didier:

The Port of Greater Cincinnati Development Authority is providing this letter as documentation of our leverage commitment to provide in-kind resources in support of the Port's U.S. EPA Brownfield Cleanup Grant application and project implementation.

Specifically, we anticipate providing up to 780 hours of in-kind resources (Director and staff time) over the 3-year implementation period of the grant, in the areas of:

- Coordination in the qualifications-based selection of an environmental consultant;
- Coordination with regulatory agency representatives on project needs;
- Programmatic administration (preparation of financial/payment submittals, quarterly reports, progress meetings, preparation and distribution of project information); and
- Public outreach on grant activities and progress.

The total estimated value of these in-kind services is \$58,500 (using a blended hourly rate of \$75.00).

Please call us if we can provide any additional information.

Very truly yours,

Laura N. Brunner
President & CEO

Attachment D

Documentation of nonprofit status: Not applicable

Justification for cleanup cost share waiver: Not applicable

Property-Specific Determination request: Not applicable

Petroleum eligibility determination information: Not applicable

Attachment E

Documentation for Cleanup Other Factors Checklist



UNITED STATES DEPARTMENT OF COMMERCE
The Assistant Secretary for Economic Development
Washington, D.C. 20230

June 23, 2014

Sam Stephens
Senior Economic Development Analyst
The City of Cincinnati
Two Centennial Plaza
805 Central Ave, Suite 710
Cincinnati, Ohio 45202

Dear Mr. Stephens:

Congratulations! Per the Federal Register Notice (FRN), dated December 10, 2013, this letter is to officially inform you that your community has been designated as an Investing in Manufacturing Communities Partnership (IMCP) Manufacturing Community. This designation will last for two years, starting from the date of this letter, and thereafter, will be subject to a renewal process as outlined in the FRN.

We received more than 70 competitive applications for this designation. The strength of your plan and partnerships was critical to your region's designation as an IMCP Manufacturing Community and it will be equally instrumental as you work to grow your economic cluster and strengthen your competitiveness in the global economy. This administration looks forward to working with you over the course of the next two years to support your approaches to addressing your region's economic development goals.

Please refer to the FRN for a description of the benefits associated with the designation, including preferential consideration when applying for certain funding opportunities identified by IMCP Participating Agencies. Additional information and guidance will be forthcoming.

I look forward to working with you as we move forward to revitalize the American economy. If I can be of any assistance, please do not hesitate to contact me at (202) 482-5081.

Sincerely,

Roy K.J. Williams
Assistant Secretary of Commerce
for Economic Development

Application for Federal Assistance SF-424

* 1. Type of Submission:

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

* 2. Type of Application:

- ☒ New
☐ Continuation
☐ Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received:

12/16/2015

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name: Port of Greater Cincinnati Development Authority

* b. Employer/Taxpayer Identification Number (EIN/TIN):

31-1752368

* c. Organizational DUNS:

1267366720000

d. Address:

* Street1:

3 East Fourth Street

Street2:

Suite 300

* City:

Cincinnati

County/Parish:

Hamilton

* State:

OH: Ohio

Province:

* Country:

USA: UNITED STATES

* Zip / Postal Code:

45202-3728

e. Organizational Unit:

Department Name:

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Ms.

* First Name:

Melissa

Middle Name:

S.

* Last Name:

Johnson

Suffix:

Title: Director of Industrial Dev. and Logistics

Organizational Affiliation:

Port of Greater Cincinnati Development Authority

* Telephone Number: (513) 632-3833

Fax Number: (513) 621-1080

* Email: mjohnson@cincinnatiport.org

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

X: Other (specify)

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

Port Authority

* 10. Name of Federal Agency:

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

* 12. Funding Opportunity Number:

EPA-OSWER-OBLR-15-06

* Title:

FY16 Guidelines for Brownfields Cleanup Grants

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

U.S. EPA Brownfields Hazardous Substance Cleanup Grant for the former Hudepohl Brewery

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:**

* a. Applicant

OH-1

* b. Program/Project

OH-1

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:

* a. Start Date:

09/30/2016

* b. End Date:

10/01/2019

18. Estimated Funding (\$):

* a. Federal	200,000.00
* b. Applicant	40,000.00
* c. State	0.00
* d. Local	0.00
* e. Other	0.00
* f. Program Income	0.00
* g. TOTAL	240,000.00

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**☐ a. This application was made available to the State under the Executive Order 12372 Process for review on☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.☒ c. Program is not covered by E.O. 12372.*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix:

Ms.

* First Name:

Laura

Middle Name:

N.

* Last Name:

Brunner

Suffix:

* Title:

President and CEO

* Telephone Number:

(513) 621-3000

Fax Number:

(513) 621-1080

* Email:

lbrunner@cincinnatiport.org

* Signature of Authorized Representative:

Elizabeth Ehler

* Date Signed:

12/16/2015